

EPC TO FOLLOW



7 Saffron Walk, Bourne, Lincolnshire, PE10 9NR

£275,000 Freehold

We are delighted to offer for sale this spacious four bedroom town house located within walking distance of town with garage and driveway to the rear. The property offers excellent family accommodation set over three floors including, garden room with french doors onto the rear garden, bedroom with jack and jill en-suite, utility room and downstairs cloakroom on the ground floor. The first floor offers a modern fitted kitchen/breakfast room and a spacious lounge/dining room with walk on balcony with views over a green. On the second floor the master bedroom benefits from an en-suite, there are two further bedrooms and a family bathroom. Outside there is a generous south facing corner plot garden with gate giving access to a single garage with parking in front. Please call 01778 392807 for more information.

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Lounge/Dining Room - 17'1" (5.2) (narrowing to 11'4" (3.45)) x 16'4" (4.98) With attractive feature fireplace, archway leading to a generous dining area, radiator, power points, upvc double glazed window and french door leading to a walled and decked Balcony with views over a green.

Kitchen/Breakfast Room - 16'2" (4.93) x 11'3" (3.43) (narrowing to 8'1" (2.46)) With modern replacement fitted units comprising, sink with cupboard below, excellent range of wall and base units incorporating a breakfast bar, built in oven and hob with extractor above, integrated fridge freezer, part tiled walls, laminate flooring, upvc double glazed windows to the rear and radiator.



Second Floor Landing - With built in airing cupboard and door leading to:

Bedroom One - 11'6" x 11'2" (3.5m x 3.4m) With built in wardrobes, upvc double glazed window to the front, radiator, power points and door leading to:

En-Suite - With walk in shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Two - 12'7" x 8'7" (3.84m x 2.62m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 8' x 7'7" (2.44m x 2.3m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - With panelled bath, low level wc, wash hand basin, part tiled walls, radiator and extractor fan.

Outside - The rear garden is a generous south facing corner plot garden with is mainly lawned with attractive flower and shrub borders being fully enclosed by fencing with personal gate leading to:

Single Garage - With up and over door.

ACCOMMODATION

Entrance Hall - With laminate flooring, radiator, built in storage cupboards, stairs leading to the first floor and door leading to:

Jack & Jill Shower Room - With low level wc, wash hand basin, walk in shower cubicle, part tiled wall and extractor fan.

Garden Room/Sitting Room - 12'1" x 9'2" (3.68m x 2.8m) With upvc double glazed doors onto the rear garden, radiator and power points.

Utility Room - 8'2" x 6'2" (2.5m x 1.88m) With single drainer sink, space and plumbing for washing machine, replacement gas boiler and door to the rear garden.

Bedroom Four - 12'2" x 9'4" (3.7m x 2.84m) With built in wardrobe, upvc double glazed window to the front, radiator, power points and door to the jack and jill shower room.

First Floor Landing - With stairs leading to the second floor and door to:



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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