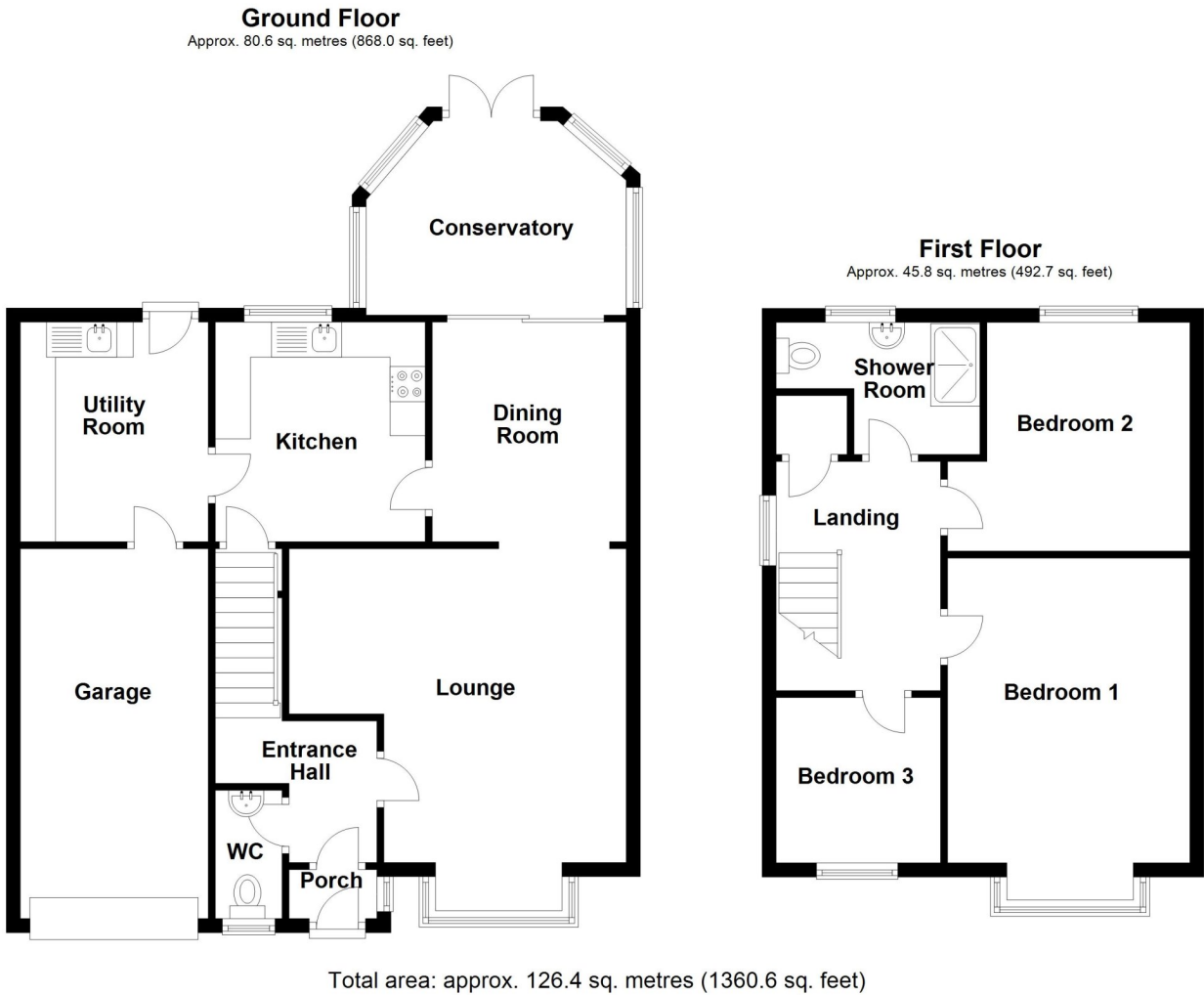


Grosvenor Avenue, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



2 Grosvenor Avenue, Bourne, Lincolnshire, PE10 9HU

£275,000 Freehold

Offered for sale with no ongoing chain this three bedroom detached home is located on the south side of Bourne giving easy access to Tesco supermarket, the Grammar school and the A15 road link to Peterborough. The property offers deceptive accommodation benefiting from, entrance hall, downstairs cloakroom, lounge with bay window, dining room, conservatory, kitchen with large utility room off with access to the garage. Upstairs there are three generous bedrooms and a shower room. Outside there is a single garage with driveway proving lots of off road parking and to the rear a fully enclosed garden. Please call 01778 392807 for more information.

Three Bedroom Detached House | Easy Access To The Grammar School | Single Garage | Driveway

Winkworth Bourne | 01778392807 |
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ACCOMMODATION

Porch - With door leading to.

Entrance Hall - With oak flooring, stairs leading to the first floor, coved ceiling, radiator, door to the lounge and door to.

Downstairs Cloakroom - With low level wc, wash hand basin, oak flooring, part tiled walls and upvc double glazed frosted window.

Lounge - 15'2" (max) x 14'8" (4.62m (max) x 4.47m) With upvc double glazed bay window to the front, coved ceiling, radiator, power points and archway to.

Dining Room - 10'3" x 8'6" (3.12m x 2.6m) With radiator, coved ceiling, power points, door to the kitchen and sliding door leading to.

Conservatory - 12'3" x 9' (3.73m x 2.74m) With double glazed windows and doors onto the rear garden.

Kitchen - 10'3" x 9'6" (3.12m x 2.9m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space and plumbing for dishwasher, space for fridge freezer, part tiled walls, tiled flooring, understairs storage cupboard, coved ceiling, upvc double glazed window to the rear and door to.



Utility Room - 10'2" x 8'9" (3.1m x 2.67m) With range of wall and base units, single drainer sink, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, coved ceiling, door to the garage and door to the rear.

First Floor Landing - With built in airing cupboard, access to the loft, upvc double glazed window to the side, coved ceiling and door to.

Bedroom One - 14'6" x 11'3" (4.42m x 3.43m) With extensive fitted wardrobes, upvc double glazed bay window to the front, coved ceiling, radiator and power points.

Bedroom Two - 11'3" x 10'9" (3.43m x 3.28m) With fitted wardrobes with bed recess, upvc double glazed window to the rear, radiator, coved ceiling and power points.

Bedroom Three - 8'5" x 7'2" (2.57m x 2.18m) With upvc double glazed window to the front, radiator, power points, coved ceiling and power points.

Shower Room - With fully tiled shower cubicle, low level wc, wash hand basin, tiled walls, heated towel rail and upvc double glazed frosted window.

Outside - To the front there is a block paved driveway leading to a Single Garage (17'9" x 8'4") with up and over door power and light. The rear garden has a paved patio leading onto a lawned garden with shrub borders and is fully enclosed.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C