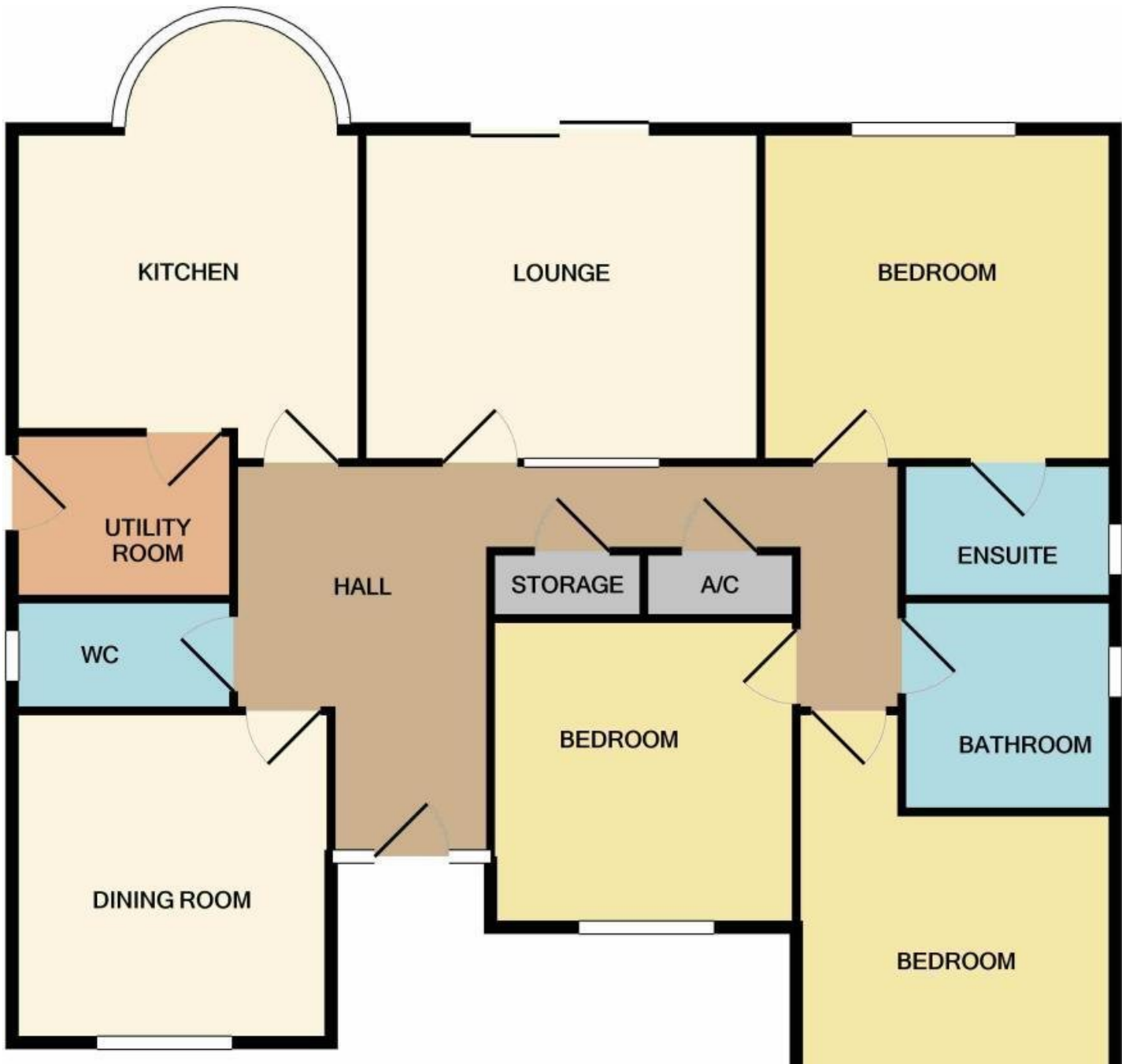


Pegasus Grove, Bourne, Lincolnshire

*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.*

New EPC To Follow



5 Pegasus Grove, Bourne, Lincolnshire, PE10 9UA

£450,000 Freehold

We are delighted to offer for sale this spacious three bedroom detached bungalow built by Parker homes to their Usk design. The property offers excellent accommodation benefiting from spacious entrance hall with cloakroom off, lounge and separate dining room, kitchen/breakfast room with bay window overlooking the rear garden and useful utility room. The master bedroom benefits from an en-suite shower room and has views over the rear garden, there are two further bedrooms and a family bathroom. Outside there is a generous gravelled driveway providing ample off road parking which leads to a detached double garage and to the rear a lovely West facing garden which has been fully landscaped by the current vendors. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
[winkworth.co.uk/bourne](http://winkworth.co.uk/bourne)

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



[winkworth.co.uk/bourne](http://winkworth.co.uk/bourne)

See things differently.





**ACCOMMODATION**

**Entrance Hall** - With two built in storage cupboards, access to the loft, laminate flooring, radiator and door leading to:

**Cloakroom** - With low level wc, wash hand basin, tiled walls, radiator and frosted window.

**Lounge** - 14'6" x 13'1" (4.42m x 4m) With attractive feature fireplace, upvc double glazed sliding doors to the rear garden, radiator and power points.

**Dining Room** - 12'1" x 11'6" (3.68m x 3.5m) With upvc double glazed window to the front, radiator and power points.

**Kitchen/Breakfast Room** - 13'1" x 12'3" (4m x 3.73m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, space for oven with extractor above, space and plumbing for dishwasher, space for fridge, part tiled walls, laminate flooring, upvc double glazed bay window to the rear and door leading to:

**Utility Room** - 8'3" x 5'5" (2.51m x 1.65m) With range of wall and base units, single drainer sink, space and plumbing for washing machine, space for further appliance, wall mounted replacement gas boiler, laminate flooring and door to the side.



**Bedroom One** - 12'11" x 12'10" (3.94m x 3.9m) With upvc double glazed window to the rear, radiator, power points and door leading to:

**En-Suite Shower Room** - With replacement suite comprising, walk in shower, low level wc, wash hand basin, tiled walls, tiled flooring, radiator and frosted window.

**Bedroom Two** - 13'2" x 11'9" (4.01m x 3.58m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Three** - 9'11" x 9'8" (3.02m x 2.95m) With upvc double glazed window to the front, radiator and power points.



**Bathroom** - Replacement suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled walls and flooring, radiator and frosted window.

**Outside** - To the front there is a generous gravelled driveway providing ample off road parking which leads to:

**Double Garage** - 22'5" x 16'10" (6.83m x 5.13m) With two up and over doors, power and light plus personal door to the side.

**Rear Garden** - The rear is a lovely West facing garden with paved patio leading onto a well-maintained landscaped garden with attractive flower and shrub boards. The garden is fully enclosed and has side access.

**Agent Note** – There is a current EPC however there is a new one being done due to changes that have been made to the property.

**LOCAL AUTHORITY**

South Kesteven

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

