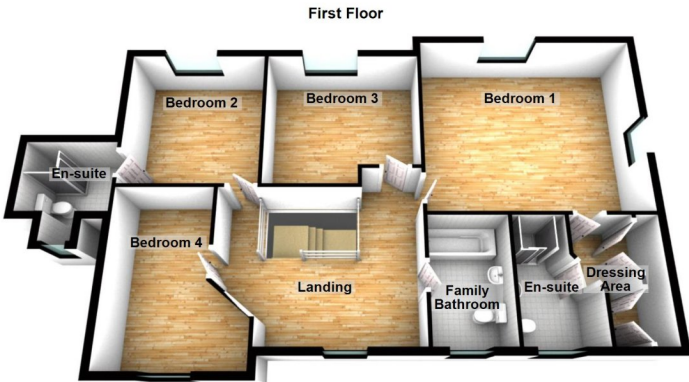
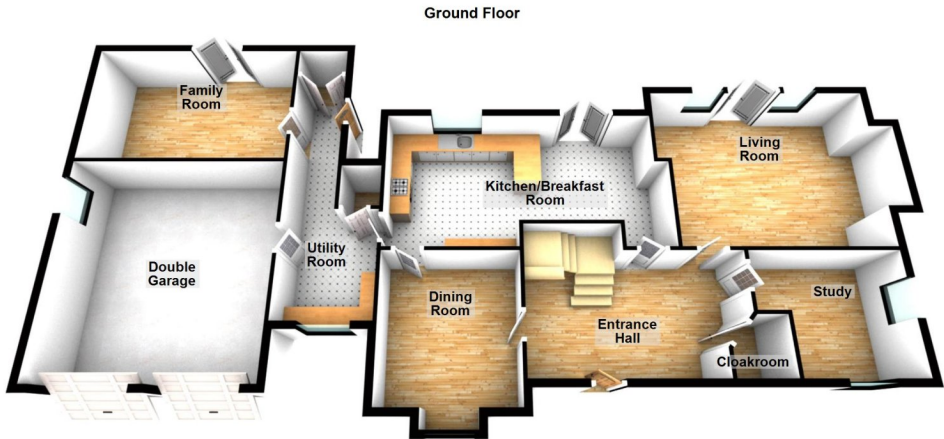


Lavender Lodge, Lound, Bourne

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		



Lavender Lodge, Lound, Bourne, PE10 0LJ

£625,000 Freehold

Winkworth are delighted to offer for sale this superb four bedroom detached family home located in this select development of only two other properties in the small hamlet of Lound giving easy access to Bourne, being 20mins from Stamford and 30mins from Peterborough and the mainline railway station. The property offers fantastic accommodation benefiting from, lounge with inglenook fireplace, dining room with bay window, family room and study. There is a 22ft kitchen/dining room with utility room off, master bedroom with dressing room and en-suite, guest bedroom with en-suite, two further bedrooms and family bathroom. The property also benefits from, feature exposed brick walls, oak doors, oak staircase and burglar alarm. Outside there is a large, gravelled driveway providing ample off-road parking leading to a double garage with two up and over doors. The rear garden is a particular feature with stunning views over open fields; there is a paved patio area and generous lawned garden with attractive flower and shrub borders.

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bourne@winkworth.co.uk  
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Four bedroom detached home | Four reception rooms | Kitchen/Breakfast Room |  
Master Bedroom with En-Suite | Guest Bedroom with En-Suite | Double Garage |  
Views Over Open Fields.



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See things differently.





## ACCOMMODATION

**Entrance Hall** - stairs leading to the first floor with oak effect flooring, exposed brick wall and door to

**Downstairs Cloakroom** - Low level WC with a wash hand basin, oak effect flooring, radiator and double glazed frosted window.

**Living Room** - 17'11" x 15'3" (5.46m x 4.65m) With attractive inglenook fireplace with wood burning stove, two radiators, tv point, satellite dish point, telephone point and power points, double glazed French doors overlooking the rear garden, further window to the side with a beamed ceiling and daido rail.

**Dining Room** - 12'6" x 11'10" (3.8m x 3.6m) Double glazed bay window overlooking the front, daido rail, beamed ceiling, radiator and power points.

**Study** - 12'3" x 10'2" x 9'5" (3.73m x 3.1m x 2.87m) Double glazed window overlooking the front and side, radiator, power point, telephone point, beamed ceiling and daido rail

**Family Room** - 17'10" x 10' (5.44m x 3.05m) Double glazed French doors opening onto the rear garden, radiator, power points and TV point.



**Kitchen Breakfast Room** - 22'8" x 12'10" (6.9m x 3.9m) Extensive range of fitted units comprised in one and a half bowl sink unit with cupboard below, excellent wall and base units, built in double oven (combination oven at the top and fan oven at the bottom) & hob with extractor fan above, integrated dish washer and tiled flooring, exposed brick wall, tv point, telephone point, French doors onto rear garden and double glazed window overlooking the rear with a door leading into to the utility room.

**Utility Room** - Fitted work surface, single drainer sink with space underneath for washing machine, space for tumble dryer, space for fridge and freezer, water softener, window overlooking the front, tiled flooring and a walk-in larder cupboard. This room opens up to a rear hallway with built in boiler/airing cupboard, door to the garage and door to the family room.



**Landing** - Double glazing window looking onto the front with access up into the loft, exposed brick wall and door to.

**Bedroom One** - 14'11" x 14'5" (4.55m x 4.4m) Double glazed window overlooking the rear and side, two radiators, tv point, telephone point, power point and a door leading into the dressing room with extensive range of fitted units, fitted wardrobes and door leading to.

**En-Suite Shower Room** - With a fully redecorated double shower cubicle, wash hand basin, low level w/c, radiator and double glazed frosted window.

**Bedroom Two** - 12'8" x 11'8" (3.86m x 3.56m) Double glazed windows overlooking the rear, radiator, tv point, power points and door to.

**En-Suite** - fully tiled double shower cubicle, low level w/c, wash hand basin, part panelled walls, radiator, double glazed bay window.

**Bedroom Three** - 13' x 10' (3.96m x 3.05m) Double glazed window overlooking the rear, radiator and power points

**Bedroom Four** - 12'3" x 8'2" (3.73m x 2.5m) Double glazed window overlooking the front, radiator, telephone point and power points.



**Family Bathroom** - Panelled bath with shower attachment, low level WC, wash hand basin, part tiled walls, tiled flooring, double glazed frosted window and radiator.

**Outside** - To the front, there is a large, gravelled driveway providing ample off-road parking, hot and cold water taps, and the double garage.

**Rear Garden** - A stunning garden with views over open fields, there is a paved and gravelled patio leading onto a generous lawned garden with mature flower and shrub borders, along with timber raised beds suitable to be used as vegetable plots, and being fully enclosed with side access.

**Garage** - 19'1" x 18'3" (5.82m x 5.56m) Two up and over doors, two power points and light, window to the side and a loft space that is partially bordered with light

COUNCIL TAX BAND: F