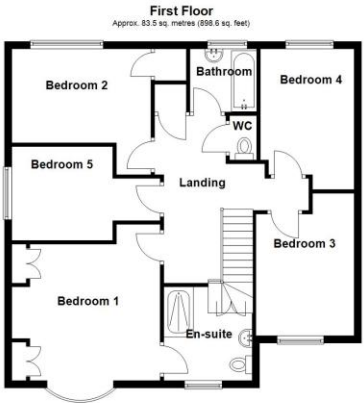
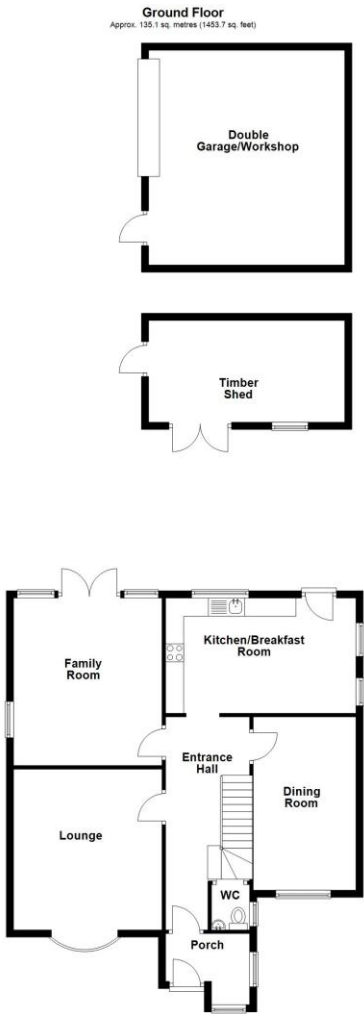


Mill Drove, Bourne, Lincolnshire

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 218.5 sq. metres (2352.3 sq. feet)



31 Mill Drove, Bourne, Lincolnshire, PE10 9BY

£550,000 Freehold

Set on a generous plot in one of Bourne's most sought after locations, this impressive detached residence offers spacious and versatile accommodation ideally suited to family living. The ground floor boasts three well-proportioned reception rooms, together with a kitchen/breakfast room and downstairs cloakroom. Upstairs, there are five good-sized bedrooms, with the master bedroom benefiting from its own en suite, in addition to the family bathroom. Outside, the property is approached via a generous driveway providing ample off-road parking, with space to the side offering potential to erect a garage (subject to the necessary planning consents). The rear garden is a real highlight, extending to well over 100ft and featuring an impressive covered entertainment pavilion with BBQ and Pizza oven, ideal for outdoor living and entertaining. Beyond, a substantial double garage/workshop and additional timber sheds provide excellent storage and further versatility. This is a rare opportunity to acquire a substantial family home in a prime location, and viewing is highly recommended

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ACCOMMODATION

Entrance Porch - With tiled flooring, upvc double glazed windows to the front and side and door leading to:

Entrance Hall - With stairs leading to the first floor, tiled the flooring, radiator, power points and door leading to:

Downstairs Cloakroom - With high level wc, wash hand basin, heated towel rail, part tiled walls and frosted window.

Lounge - 14'7" x 13'4" (4.45m x 4.06m) With feature fireplace with woodburning stove, upvc double glazed bay window to the front, wooden flooring, radiator, picture rail and power points.

Family Room - 15'2" x 13'3" (4.62m x 4.04m) With wood effect flooring, upvc double glazed window to the rear and side, french doors onto the rear garden, radiator picture rail and power points.

Dining Room - 15'8" x 8'4" (4.78m x 2.54m) With wood effect flooring, upvc double glazed windows to the front and side, picture rail, radiator and power points.

Kitchen/Breakfast Room - 17'2" x 10'5" (5.23m x 3.18m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, space for cooker with extractor above, space for fridge freezer, space and plumbing for washing machine and tumble dryer, space and plumbing for dishwasher, part tiled walls, tiled flooring, upvc double glazed windows to the rear and side and door to the rear garden.



First Floor Landing - With access to a large fully boarded loft that has the potential to be converted into a studio/further bedroom (STPP) and built in airing cupboard.

Bedroom One - 14'4" x 13'3" (4.37m x 4.04m) With upvc double glazed bay window to the front, fitted wardrobes with bed recess, radiator, power points and door leading to:

En-Suite Shower Room - With walk in shower, low level wc, wash hand basin, built in storage, radiator, tiled flooring and walls plus frosted window.

Bedroom Two - 12'6" (3.8) x 10'6" (3.2) (narrowing to 8'4" (2.54)) With upvc double glazed window to the rear, radiator, built in cupboard housing gas boiler.

Bedroom Three - 13'2" x 8'5" (4.01m x 2.57m) With upvc double glazed window to the front, radiator and power points.

Bedroom Four - 12'8" x 8'5" (3.86m x 2.57m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Five - 13'4" x 8'2" (max) (4.06m x 2.5m (max)) With upvc double glazed window to the side, radiator and power points.

Bathroom - With panelled bath with shower attachment, wash hand basin, tiled walls, heated towel rail and frosted window.

Separate WC - With high level wc.

Outside - To the front there is a generous driveway providing ample off road parking with space to the side for a garage if required (stpp)

The rear is a large, well-established garden, predominantly laid to lawn and interspersed with mature trees that provide character and privacy. A real highlight is the impressive covered entertainment pavilion, complete with twin BBQs and a built-in pizza oven – perfect for year-round outdoor dining and gatherings. In addition, there is a substantial double garage/workshop and further timber sheds, offering excellent storage and versatile use.

Double Garage/Workshop - 21' x 16' (6.4m x 4.88m) With up and over door, power and light.

Larage Timber Shed

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E