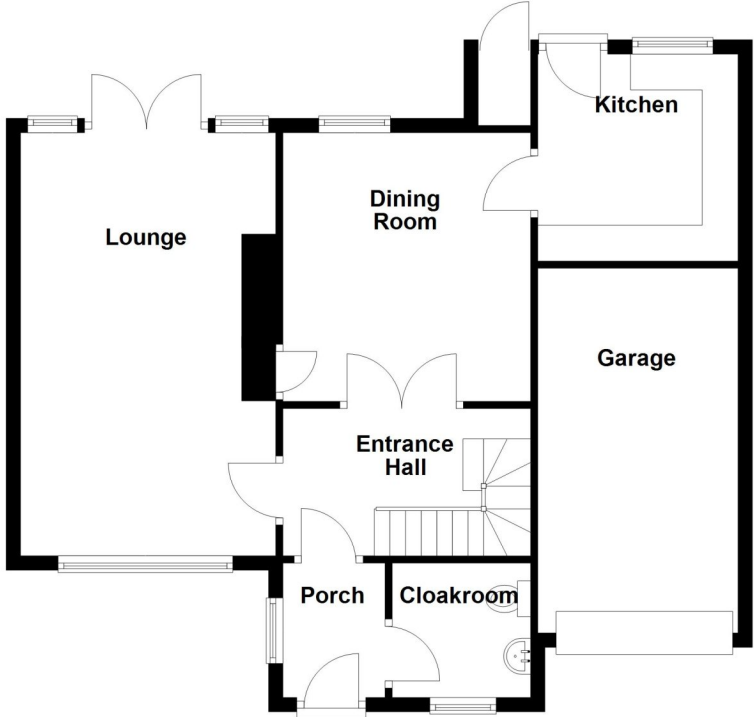


WPC TO FOLLOW

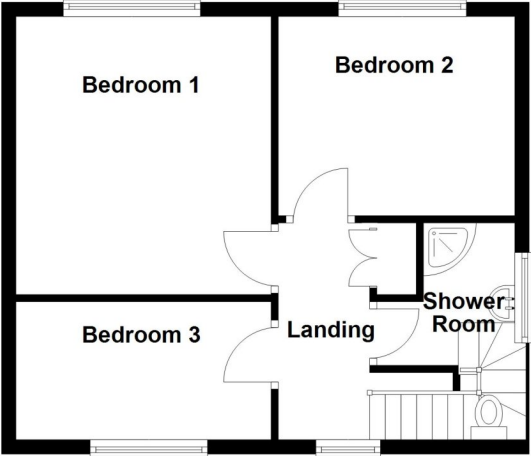
**Ground Floor**

Approx. 73.0 sq. metres (785.8 sq. feet)



**First Floor**

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 114.1 sq. metres (1228.1 sq. feet)



**73 Westwood Drive, Bourne, Lincolnshire, PE10 9PY**

**£270,000 Freehold**

Winkworth are delighted to offer to the market this well-positioned three-bedroom semi-detached home, situated on the sought after west side of town giving easy access to schools and other amenities. The property offers well-balanced accommodation, comprising a lounge, separate dining room, kitchen and downstairs WC to the ground floor. To the first floor are three bedrooms, served by a family bathroom. Outside, the home benefits from a single garage with off-road parking to the front, along with a good-sized south-west facing rear garden, ideal for enjoying the afternoon and evening sun. Further advantages include uPVC double glazing and the added benefit of no onward chain, making this an excellent opportunity for a smooth and straightforward purchase. This one will not hang around so call 01778 392807 for an early viewing!

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

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**Winkworth**

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

See things differently.





**Kitchen** - 9'8" x 9'3" (2.95m x 2.82m) With fitted units comprising, single drainer sink with cupboard below, good range of wall and base units, space for gas cooker, space and plumbing for washing machine, space for fridge, part tiled walls, upvc double glazed window and door to the rear.

**First Floor Landing** - With window to the front, built in airing cupboard, access to the loft and door leading to:



**Bedroom One** - 12'3" x 11'3" (3.73m x 3.43m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom 2** - 11'2" x 9'2" (3.4m x 2.8m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom 3** - 11'2" x 6'4" (3.4m x 1.93m) With upvc double glazed window to the front, radiator and power points.

**Shower Room** - Modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin, tiled walls, heated towel rail and frosted window.

## DESCRIPTION

## ACCOMMODATION

**Porch** - 6'2" x 4'6" (1.88m x 1.37m) with upvc double glazed window to the side, door to the entrance hall and door to:

**Cloakroom** - 6'2" x 5' (1.88m x 1.52m) With low level wc, wash hand basin, upvc double glazed window and tiled flooring.

**Entrance Hall** - 11'5" x 6'4" (3.48m x 1.93m) With stairs leading to the first floor, wood effect flooring, radiator and door leading to:

**Living Room** - 19'2" x 11'8" (5.84m x 3.56m) With attractive feature fireplace, upvc double glazed window to the front and French doors to the rear and radiator.

**Dining Room** - 12'5" x 11'4" (3.78m x 3.45m) With wood effect flooring, built in storage cupboard, upvc double glazed window to the rear, gas boiler supplying hot water and central heating and door leading to:



**Outside** - To the front there is a generous block paved driveway providing ample off road parking leading to:

**Single Garage** - With up and over door, power and light.

**Rear** - The rear is an established South West facing garden with paved patio leading onto a generous lawned garden with flower and shrub borders providing ideal for enjoying the afternoon and evening sun.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

B

