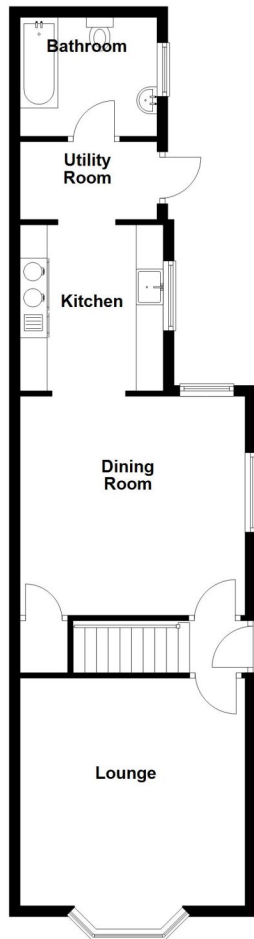


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 57.9 sq. metres (622.9 sq. feet)



First Floor
Approx. 47.0 sq. metres (506.3 sq. feet)



Total area: approx. 104.9 sq. metres (1129.2 sq. feet)



11 Meadowgate, Bourne, Lincolnshire, PE10 9EZ

OIEO £280,000 Freehold

This charming newly renovated property features elegant high ceilings, traditional sash windows, oak doors, and a cosy wood-burning stove. The new kitchen is fitted with sleek quartz worktops, complemented by two versatile reception rooms, ideal for both relaxing and entertaining. Upstairs, there are three well-proportioned bedrooms, a useful shower room and a separate downstairs bathroom. Outside, the home benefits from a private driveway with parking for two vehicles and a generous lawned garden perfect for outdoor living. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
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ACCOMMODATION

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

Lounge - 12'1" x 13' (3.68m x 3.96m) With sash upvc double glazed bay window overlooking the front, attractive woodburning stove, feature radiator, coved ceiling and power points.

Dining Room - 13'2" x 13'1" (4.01m x 4m) With tiled flooring, upvc double glazed sash window to the side and further window to the rear, built in storage cupboard, feature radiator, coved ceiling, power points and archway to:

Kitchen - 10'2" x 8'9" (3.1m x 2.67m) With superb newly fitted units comprising, Belfast sink with cupboard below, excellent range of wall and base units complemented by Quartz worktops and upstands, space for range cooker with extractor above, integrated dishwasher, integrated washing machine, tiled flooring, upvc double glazed window to the side and open to:



Utility Room - 8'1" x 4'9" (2.46m x 1.45m) With tiled flooring, space for American style fridge freezer, door to the side and door leading to:

Bathroom - With panelled bath, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

First Floor Landing - With feature radiator, access to the loft and door leading to:



Bedroom One - 13'2" x 13'4" (4.01m x 4.06m) With upvc double glazed sash window to the front, built in over stairs storage cupboard, feature radiator, coved ceiling and power points.

Bedroom Two - 10'3" x 9'4" (3.12m x 2.84m) With upvc double glazed window to the side, feature radiator, part panelled walls, coved ceiling and power points.

Bedroom Three - 10'1" x 9'4" (3.07m x 2.84m) With upvc double glazed window to the rear, feature radiator, coved ceiling and power points.

Shower Room - With walk in shower cubicle, low level wc, wash hand basin and radiator.



Outside - To the front there is a block paved driveway providing off road parking for two cars. The rear garden is a generous mainly lawned garden with newly laid patio, timber shed and fully enclosed by fencing with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

