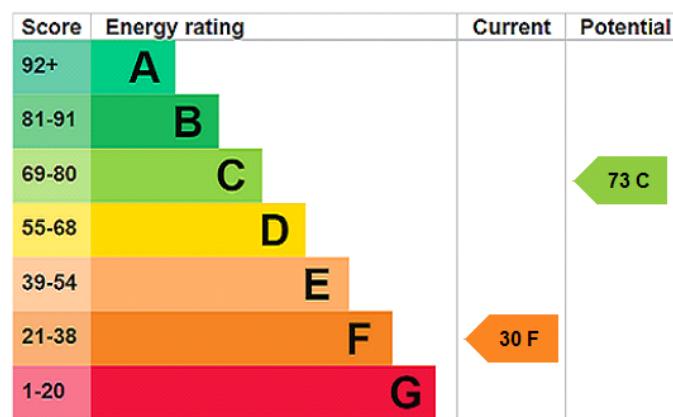


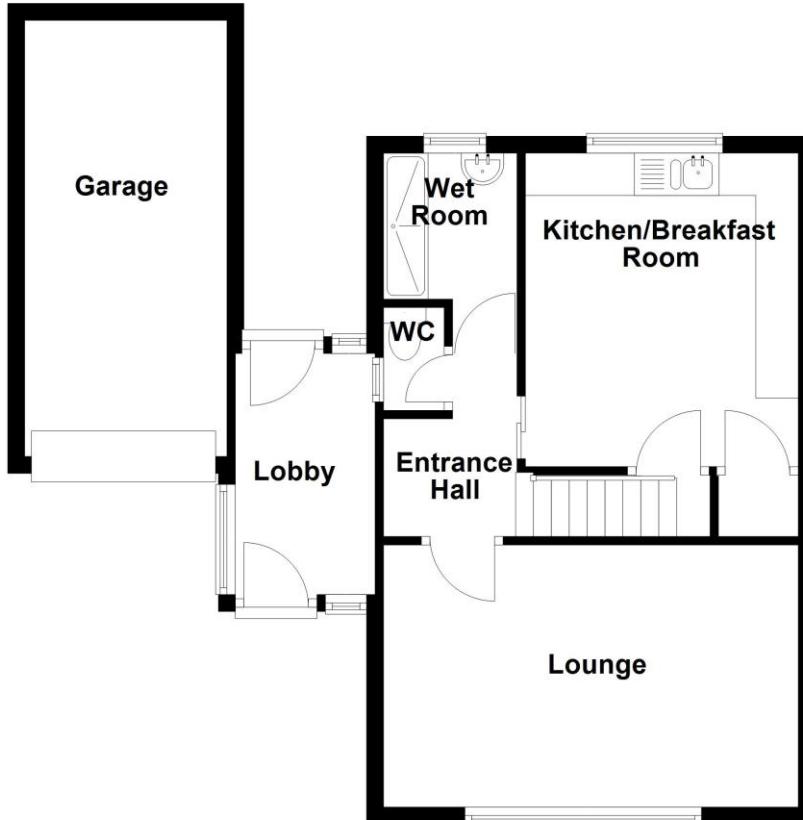
## Queens Road, Bourne, Lincolnshire

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.



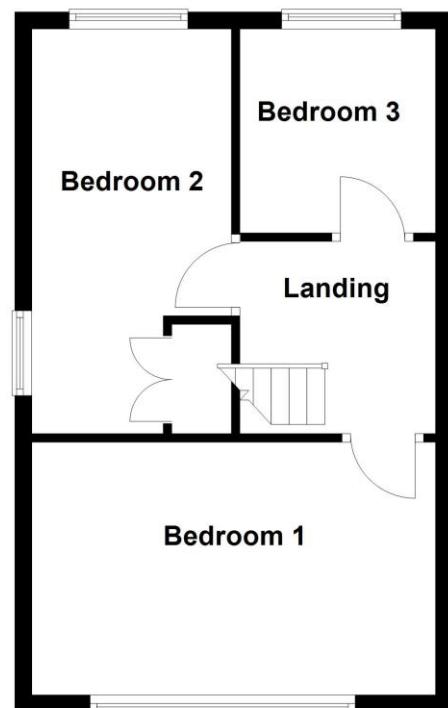
### Ground Floor

Approx. 55.0 sq. metres (592.3 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 sq. feet)



**61 Queens Road, Bourne, Lincolnshire, PE10 9DR**

**£222,500 Freehold**

Offered for sale with NO ONGOING CHAIN this three bedroom detached home is located in a popular location just off Mill Drove offering easy access to the town with all its amenities. The property offers excellent accommodation benefiting from spacious living room overlooking the front, kitchen/dining room, entrance lobby leading to an entrance hall with downstairs wet room and separate cloakroom off. On the first floor there are three generous bedrooms. Outside there is a gated driveway providing ample off road parking leading to a single garage and to the rear a fully enclosed garden making this home a must view. Please call 01778 392807 for more information.

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#### ACCOMMODATION

**Entrance Lobby/Porch** - 9'6" x 5'5" (2.9m x 1.65m) With upvc double glazed window to the side, upvc double glazed door and window to the rear and door leading to:

**Entrance Hall** - With stairs leading to the first floor and door leading to:

**Wet Room** - With wall mounted shower, wash hand basin, tiled walls and frosted window.

**Downstairs Cloakroom** - With low level wc and frosted window.

**Lounge** - 16'1" x 10'2" (4.9m x 3.1m) With upvc double glazed window to the front, wall mounted electric heater and power points.

**Kitchen/Diner** - 12'1" x 10'7" (3.68m x 3.23m) With range of fitted units comprising, sink with cupboard below, good range of wall and base units, sink with cupboard below, space for cooker, space for fridge freezer, space and plumbing for washing machine, built in under stairs airing cupboard housing hot water tank, further storage cupboard, wall mounted electric heater and upvc double glazed window to the rear.

**First Floor Landing** - With access to the loft and door leading to:



**Bedroom One** - 16'1" x 9'5" (4.9m x 2.87m) With upvc double glazed window to the front and power points.

**Bedroom Two** - 14'6" x 7'8" (4.42m x 2.34m) With upvc double glazed window to the rear and side, built in over stairs storage cupboard and power points.

**Bedroom Three** - 8'6" x 7'9" (2.6m x 2.36m) With upvc double glazed window to the rear and power points.

**Outside** - To the front there is a gated driveway providing ample off road parking with access to a SINGLE GARAGE with up and over door. The rear is fully enclosed and easy to maintain plus a timber shed and brick built storage.

#### Agents note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown ( Bourne ) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

#### LOCAL AUTHORITY

South Kesteven

#### TENURE

Freehold

#### COUNCIL TAX BAND

A