

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



## 67 Stephenson Way, Bourne, PE10 9DD

£550,000 Freehold

Winkworth are delighted to offer for sale this extended and much improved 4/5 bedroom detached family home with impressive rear garden that really must be viewed. The property offers versatile family accommodation that could easily be used as separate annex space benefiting from, lounge with woodburning stove, separate dining room opening to fitted kitchen, large utility and pantry, family room and bedroom five that could easily be used as an annex. On the first floor the master bedroom benefits from an en-suite, there are three further bedrooms and a family bathroom. Outside there is a large gravelled driveway providing ample off road parking and space for a caravan leading to a double garage. The property boasts a generous lawned garden, fully enclosed for privacy and security. The expansive lawn offers ample space for outdoor entertaining, children's play, or simply relaxing in a tranquil setting.

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See things differently.



**Utility Room** - 7'9" x 6'2" (2.36m x 1.88m) Fitted with a range of base units with work surfaces over, sink and plumbing for washing machine. Tiled floor, UPVC window to rear and door to rear.

**Inner Hall** - Walk in cupboard, separate storage cupboard. Doors to double garage and annexe.

**Annexe**

**Family Room/Second Lounge** - 18'5" x 14'5" (5.61m x 4.4m) Tiled floor, radiator and patio doors to rear.

**Bedroom** - 18'5" x 10'9" (5.61m x 3.28m) Tiled floor, two radiators and UPVC window to rear.



**Shower Room** - Three piece suite comprising shower cubicle, wash hand basin and WC. Tiled floor, UPVC window to front and extractor fan.

**First Floor Landing** - Stairs from ground floor, UPVC window to front, airing cupboard and radiator.

**Bedroom One** - 14'11" x 11'9" (4.55m x 3.58m) UPVC window to rear, radiator, fitted wardrobes and bedside cabinets.

**En Suite** - Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Fully tiled, heated towel rail and UPVC window to front.

**ACCOMMODATION**

**Entrance Hall** - Door to hall, tiled floor, radiator and stairs to first floor.

**Cloakroom** - Fitted with a two piece suite comprising wash hand basin and WC. Heated towel rail, UPVC window to front, extensive tiling and tiled floor.

**Lounge** - 24'4" x 11'8" (7.42m x 3.56m) Clearview log burner with feature surround, TV point, two radiators, UPVC bay window to front and French doors to garden.

**Double Door From Hall Into:**

**Dining Room** - 13'5" x 11'4" (4.1m x 3.45m) Dining Room with UPVC window to rear, double radiator, tiled floor and under floor heating. With boxed archway leading through to:

**Kitchen** - 13'5" x 10'7" (4.1m x 3.23m) Quality fitted kitchen with base and wall mounted units and granite work surface over. Sink, space for range cooker, dishwasher, tiled floor and UPVC window to rear.

**Walk Through Pantry** - 10'3" x 7'5" (3.12m x 2.26m) Fitted with a range of base and wall mounted units with work surfaces over, tiled floor, radiator, space for an American fridge/freezer.

Leads through to:



**Bedroom Two** - 13'6" x 10'7" (4.11m x 3.23m) UPVC double glazed window to rear, radiator and loft hatch.

**Bedroom Three** - 11'5" x 10'9" (3.48m x 3.28m) UPVC double glazed window to rear and radiator.

**Bedroom Four** - 8'4" x 7'5" (2.54m x 2.26m) UPVC double glazed window to front and radiator

**Family Bathroom** - Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin and WC. Heated towel rail, fully tiled and double glazed window to side.



**Outside** - Front: With a generous gravelled driveway with parking for several vehicles leading to a caravan parking area and double garage.

The property boasts a generous lawned garden, fully enclosed for privacy and security. The expansive lawn offers ample space for outdoor entertaining, children's play, or simply relaxing in a tranquil setting. Bordered by mature fencing and hedging, the garden enjoys a high degree of seclusion and is ideal for families or pet owners. Well-maintained and versatile, it provides the perfect canvas for keen gardeners or those looking to enjoy low-maintenance outdoor living.

**Double Garage** - With power & light