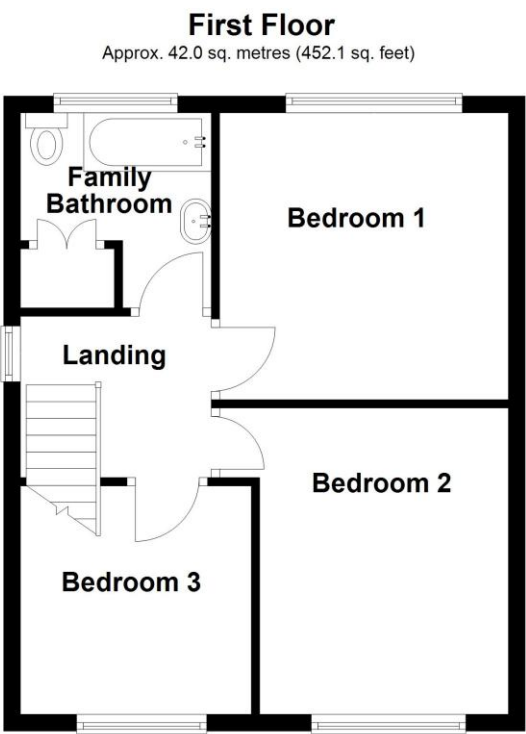
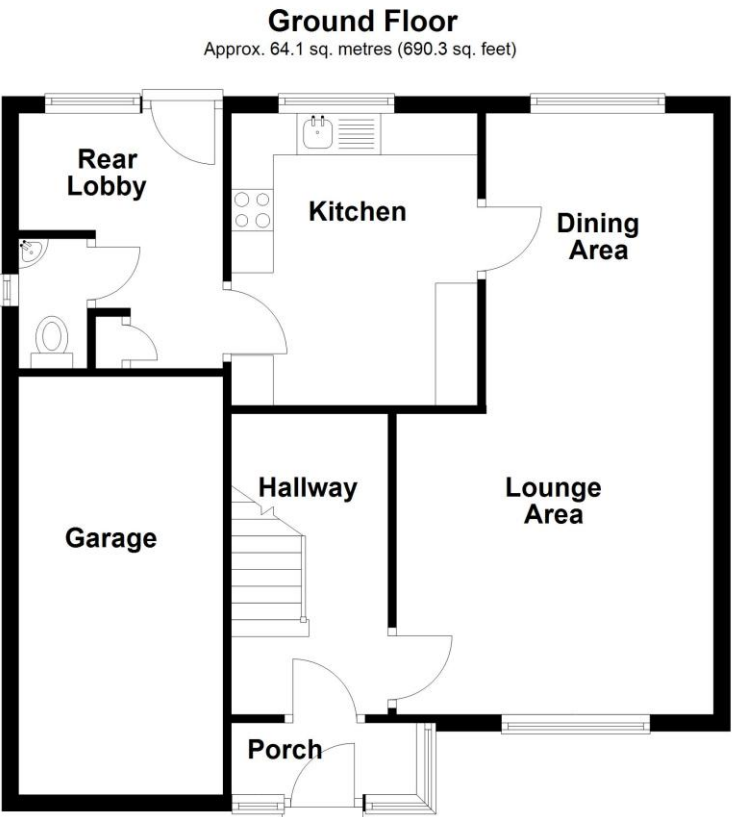


Beech Avenue, Bourne, Lincolnshire

*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.*



Total area: approx. 106.1 sq. metres (1142.5 sq. feet)



97 Beech Avenue, Bourne, PE10 9RZ

£290,000 Freehold

Winkworth are proud to bring to the market this well-positioned three-bedroom detached home, located on the popular north-west side of Bourne and within walking distance of the town centre and local schools. This is a fantastic opportunity for families or buyers looking for a well-located home with good outdoor space. The accommodation is well proportioned and includes an improved kitchen, a spacious lounge/dining room ideal for everyday living and entertaining, two double bedrooms, a good-sized third bedroom and a family bathroom. Outside there is a block-paved driveway providing ample off-road parking and leads to a single garage. The rear garden is a particular feature of the property, being mainly laid to lawn with a paved patio area and offering an excellent degree of privacy — perfect for relaxing or entertaining. We don't expect this one to be around for long, to book your viewing call 01778 392807!

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Three Bedroom Detached House | Single Garage & Block-Paved Driveway |  
Private Rear Garden | EPC Rating TBC | Council Tax Band C



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See things differently.



## ACCOMMODATION

**Entrance Porch** - UPVC front door & windows, tiled flooring and door into

**Entrance Hall** - With stairs leading to the first floor, radiator and power points

**Lounge Area** - UPVC double glazed window to the front, power points, radiator, electric feature fire place

**Dining Area** - UPVC double glazed window to the rear, radiator, power points and door leading through to

**Kitchen** - Excellent range of wall and base units, stainless steel sink unit, built in fridge/freezer, built in washing machine, built in dishwasher, electric hob with extractor above, built in eye-level double oven, tiled flooring, UPVC double glazed window to the rear, radiator, power points, door to the entrance hall and door into

**Rear Lobby** - UPVC double glazed window to the rear and door to the rear garden, built in storage cupboard, power points, tiled flooring and door leading to

**Downstairs Cloakroom** - UPVC double glazed frosted window, low level WC, wash hand basin and tiled flooring



**First Floor Landing** - UPVC double glazed frosted window, access to the loft, power points

**Bedroom One** - UPVC double glazed window to the rear, power points and radiator

**Bedroom Two** - UPVC double glazed window to the front, radiator and power points

**Bedroom Three** - UPVC double glazed window to the front, radiator and power points

**Family Bathroom** - Fitted three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Built in airing cupboard housing boiler and emersion tank, UPVC double glazed frosted window to the rear, fully tiled walls and tiled flooring

**Outside** - To the front there is a block paved driveway providing ample off road parking and leading to a single garage with up and over door.

The rear garden has a paved patio leading onto a lawn with fencing to all side, side access and providing an excellent degree of privacy

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C