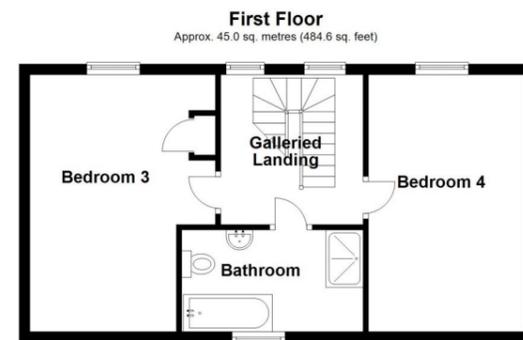
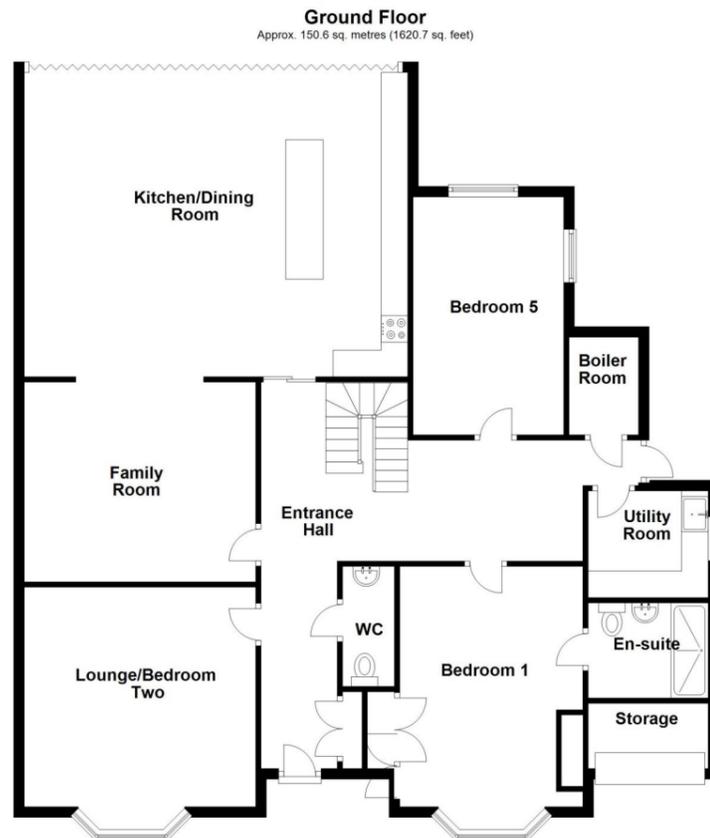


## Austerby, Bourne, Lincolnshire

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 195.6 sq. metres (2105.3 sq. feet)



## 6 Austerby, Bourne, Lincolnshire, PE10 9JG

£599,950 Freehold

Winkworth are delighted to offer for sale this truly stunning 4/5 bedroom detached chalet bungalow which has been completely renovated and extended to an extremely high standard that really must be viewed to appreciate. The property offers flexible accommodation boasting an incredible kitchen/dining room with quartz worktops and bi-folding doors onto the rear garden and open to a family room, lounge/bedroom two with bay window to the front, master bedroom with bay window, fitted wardrobes and luxury fitted en-suite, a further ground floor bedroom and utility room. On the first floor there are two double bedrooms and a further luxury fitted bathroom. The property also benefits from a new gas central heating system, new water supply and new electrics. Outside there is a block paved driveway providing ample off-road parking and to the rear a fully enclosed established

Stunning 4/5 Bedroom Detached Chalet Bungalow | Recently Renovated To A High Standard | Brand New Gas Central Heating, Water Supply And Electrics | Flexible Accommodation | Driveway With Ample Off-Road Parking | Council Tax Band D

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## ACCOMMODATION

**Entrance Hall** - With oak flooring, feature radiator, built in cloaks cupboard, exposed feature brick walls, part glass turning stairs leading to the first floor and door to.

**Downstairs Cloakroom** - With low level wc, wash hand basin set in unit with cupboard below and part panelled walls.

**Lounge/Bedroom Two** - 14'4" x 13'6" (4.37m x 4.11m) With upvc double glazed bay window to the front, oak flooring, feature radiator and power points.

**Family Room** - 14'4" x 12'4" (4.37m x 3.76m) With feature exposed brick wall, feature radiator, oak flooring, power points, wall tv points and archway to.

**Kitchen/Dining Room** - 23'7" x 18'9" (7.2m x 5.72m) A truly stunning open plan room with bespoke fitted units comprising, excellent range of wall and base units with Quartz worktops, centre island with quartz worktops and inset sink, fitted larder cupboard and range of pan draws with inset cutlery draws, built in Bosch oven, Siemens hob with extractor above, American style fridge freezer with fitted cupboard above, integrated dishwasher, under floor heating, oak flooring, roof lantern and bi-folding doors to the rear garden.



**Utility Room** - 7'5" x 6'8" (2.26m x 2.03m) With Quarts worktops and inset sink with cupboards below, Samsung washing machine, Hotpoint tumble dryer, oak flooring and upvc double glazed window to the side.

**Boiler Room** - With gas boiler supplying hot water and central heating, hot water tank and electric meters.

**Bedroom One** - 14'6" x 11'2" (4.42m x 3.4m) With upvc double glazed windows to the front, fitted wardrobes, oak flooring, feature radiator, power points and door to.

**En-Suite Shower Room** - With luxury fitted suite comprising, tiled walk-in shower cubicle with rainfall shower, low level wc, wash hand basin set in unit with cupboard below, tiled walls and flooring, heated towel rail and extractor fan.

**Bedroom Five** - 14'8" x 9'2" (4.47m x 2.8m) With upvc double glazed windows to the rear and side, oak flooring, feature radiator and power points.

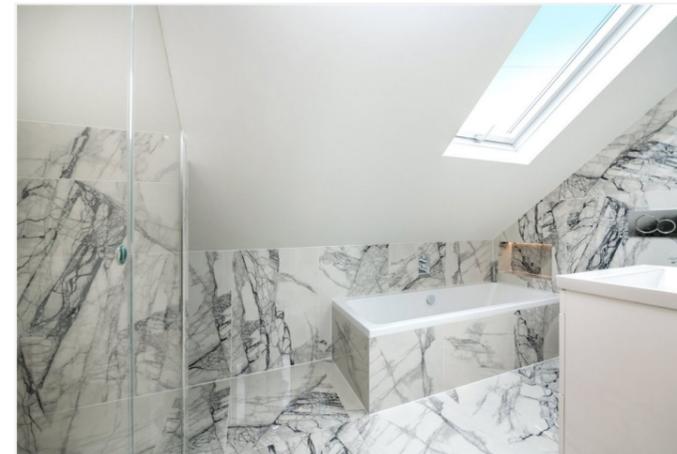
**Galleried Landing** - With two Velux windows, wood effect flooring and door to.

**Bedroom Three** - 14'7" x 14'11" (4.45m x 4.55m) With Velux window, oak flooring, fitted wardrobe, eves storage, feature radiator and power points.

**Bedroom Four** - 14'7" x 8'8" (4.45m x 2.64m) With Velux window, oak flooring, feature radiator, eves storage and power points.

**Family Bathroom** - Luxury fitted suite comprising, tile panelled bath with shower attachment, fully tiled walk-in shower cubicle with rainfall shower, low level wc, wash hand basin set in unit with cupboard below, tiled walls and floor, under floor heating and Velux window.

**Outside** - To the front there is a block paved driveway providing ample off-road parking leading to the former garage which has been converted to provide storage. The rear garden has granite tiled patio leading to a generous lawned garden with established shrubs and trees and side access with further granite paving.



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D