



Total area: approx. 112.4 sq. metres (1209.5 sq. feet)



49 West Road, Bourne, Lincolnshire, PE10 9PS

£350,000 Freehold

Located on one of Bourne's most sought after roads this 1930s three bedroom bay fronted semi offers fantastic family accommodation with a large established rear garden. Offered for sale in excellent condition throughout the property benefits from, lounge and separate dining room, quality garden room with glass roof and glass bi folding doors and fitted kitchen with utility and downstairs cloakroom off. On the first floor the master bedroom benefits from a bay window and fitted wardrobes, there are two further bedrooms and newly fitted shower room. Outside there is a gravelled and block paved driveway providing ample off road parking and to the rear a large established garden ideal for family living and a paradise for the kids. Please call 01778 392807 for more information.

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See things differently.



Utility Room - 8'4" x 5'4" (2.54m x 1.63m) With tiled flooring, door to the side, upvc double glazed window to the side and archway to:

Utility Area - With space and plumbing for washing machine and tumble dryer and folding door to:

Downstairs Cloakroom - With low level wc, wash hand basin, tiled flooring and frosted window.

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

Bedroom One - 12'2" x 12'2" (3.7m x 3.7m) With upvc double glazed window to the front, built in wardrobes, laminate flooring, radiator and power points.

Bedroom Two - 13'3" x 11'3" (4.04m x 3.43m) With upvc double glazed window to the rear, laminate flooring, radiator and power points.

Bedroom Three - 7'9" x 7'4" (2.36m x 2.24m) With upvc double glazed window to the front, laminate flooring, radiator and power points.



ACCOMMODATION

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

Dining Room - 12'2" x 12'1" (3.7m x 3.68m) Currently used as a bedroom with upvc double glazed bay window to the front and further window to the side, laminate flooring, feature fireplace, radiator and power points.

Lounge - 13'4" x 11'3" (4.06m x 3.43m) With attractive feature fireplace, laminate flooring, radiator, power points, window to the side and french doors opening to:

Garden Room - 10'8" x 8'8" (3.25m x 2.64m) With glass roof and glass bi folding doors to the rear garden.

Kitchen - 9'7" x 9'4" (2.92m x 2.84m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units with fitted breakfast bar, exposed brick walls, space for cooker with extractor above, space for fridge freezer, part tiled walls, upvc double glazed window to the rear, radiator and archway to:



Shower Room - 9'1" x 7'3" (2.77m x 2.2m) With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, built in airing cupboard housing gas boiler, part tiled walls, heated towel rail and upvc double glazed window.

Outside - To the front there is a gravelled and block paved driveway providing ample off road parking plus side access. The rear is a large south-facing garden set in two distinct sections, featuring an attractive gravelled area ideal for seating or entertaining, leading through to a generous lawned garden beautifully stocked with a wide variety of mature trees and shrubs, offering both colour and privacy throughout the seasons.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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