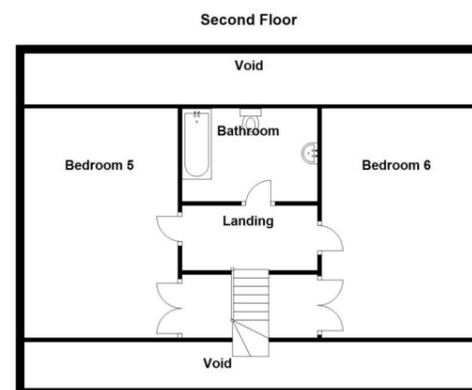
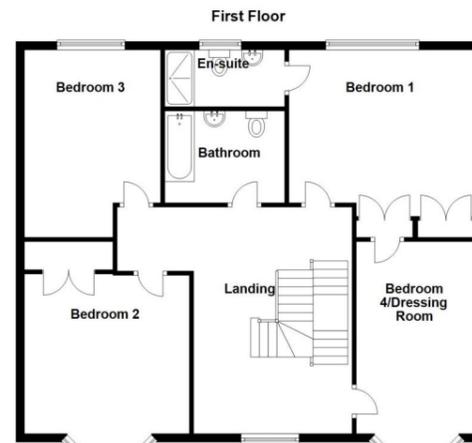
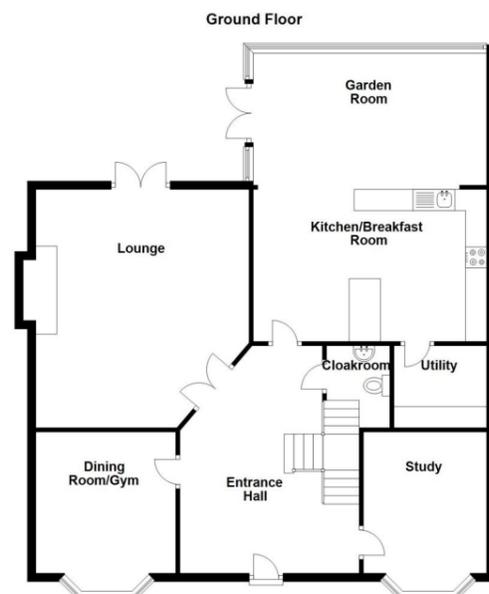


## Oakwood House, North Road, Bourne

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>	87	91
(81-91)	<b>B</b>		
(69-80)	<b>C</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	
England, Scotland & Wales		EU Directive 2002/91/EC	



## Oakwood House, 107a North Road, Bourne, PE10 9BU

£750,000 Freehold

Winkworth are delighted to offer for sale this truly stunning six bedroom detached family home boasting over 3800 square feet of accommodation located on one of Bourne's premier roads. The property is set over three floors and finished to an extremely high standard benefiting from, spacious entrance hall with double opening staircase, lounge, dining room and study, kitchen/breakfast room open to garden room and utility room. On the first floor the master bedroom has an en-suite, there a three further bedrooms and family bathroom and then on the second floor there are two large bedroom and a further bathroom. Outside there is a gravelled driveway leading to a bespoke built garage with electric up and over door and to the rear a fully enclosed garden with artificial grass. EPC Band B

Six Bedroom Detached House | Four Reception Rooms | Detached Double Garage | Kitchen/Breakfast Room & Utility | EPC Rating B | Council Tax Band F

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## ACCOMMODATION

**Entrance Hall** - A bright and spacious hall with built in storage, double opening stair case to the first floor, tiled flooring and door leading to.

**Downstairs Cloakroom** - With low level wc, wash hand basin, understairs storage cupboard

**Lounge** - 18'8" x 14'11" (5.7m x 4.55m) With stunning feature inglenook fireplace with gas woodburning stove, laminate flooring, radiator, power points, tv point and french doors to the rear garden.

**Dining Room** - 11'x 11' (3.35mx 3.35m) With upvc double glazed bay window to the front, laminate flooring, radiator and power points.

**Study** - 10'9" x 9'7" (3.28m x 2.92m) With upvc double glazed window to the front, radiator, laminate flooring and power points.

**Kitchen/Breakfast Room** - 18'2" x 11'6" (5.54m x 3.5m) Superb modern fitted units comprising, inset sink with cupboard below, excellent range of wall and base units with granite worktops and upstands, built in double oven, gas hob with extractor above, integrated fridge freezer, integrated dishwasher, downlights, tiled flooring open to the garden room and door to.

**Utility Room** - With fitted units, space and plumbing for washing machine, gas boiler supplying hot water and central heating and tiled flooring.



**Garden Room** - 18'2" x 10'5" (5.54m x 3.18m) With upvc double glazed windows and french doors to the rear garden, tiled flooring and radiator.

**First Floor Landing** - With stairs leading to the second floor and door leading to.

**Bedroom One** - 14'8" x 12'3" (4.47m x 3.73m) With upvc double glazed window to the rear, radiator, built in wardrobe, door giving access to Bedroom 4/Dressing Room and door leading to.

**En Suite** - Fantastic fitted suite comprising, shower cubicle, low level wc, wash hand basin, heated towel rail, part tiled walls and frosted window.



**Bedroom Four/Dressing Room** - 12'9" x 9'7" (3.89m x 2.92m) With door from the master bedroom (could easily be converted back) upvc double glazed window to the front, radiator and power points.

**Bedroom Two** - 14'2" x 11'7" (4.32m x 3.53m) With upvc double glazed bay window to the front, radiator and power points.

**Bedroom Three** - 14'2" x 12'2" (4.32m x 3.7m) With upvc double glazed window to the rear, radiator and power points.

**Family Bathroom** - Modern fitted suite comprising, panelled bath with wall mounted shower, low level wc, wash hand basin, part tiled walls, heated towel rail and extractor fan.

**Second Floor Landing** - With door leading to.

**Bedroom Five** - 16'5" x 12'4" (5m x 3.76m) With Velux windows, radiator, power points and built in storage.

**Bedroom Six** - 16'5" x 12'4" (5m x 3.76m) With Velux windows, radiator, power points and built in storage.

**Family Bathroom** - With panelled bath with wall mounted shower, low level wc, wash hand basin, part tiled walls, heated towel rail and Velux window.



**Outside** - To the front there is a generous gravelled driveway providing ample off road parking leading to.

**Detached Double Garage** - With electric door, power and light and loft storage.

**Rear Garden** - With rear is fully enclosed and easy to maintain with a paved patio leading to an artificial grass area which is part walled providing a pleasant sitting area.



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

F