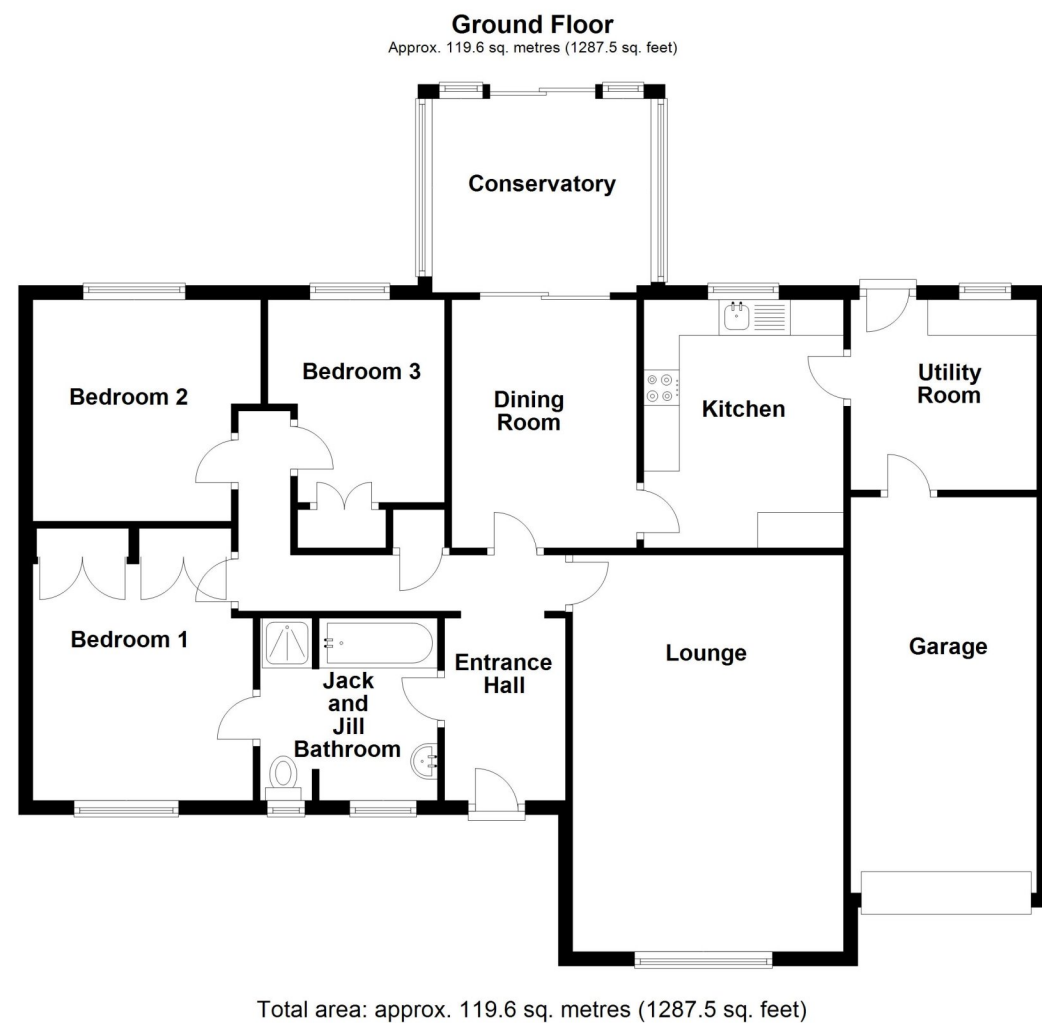
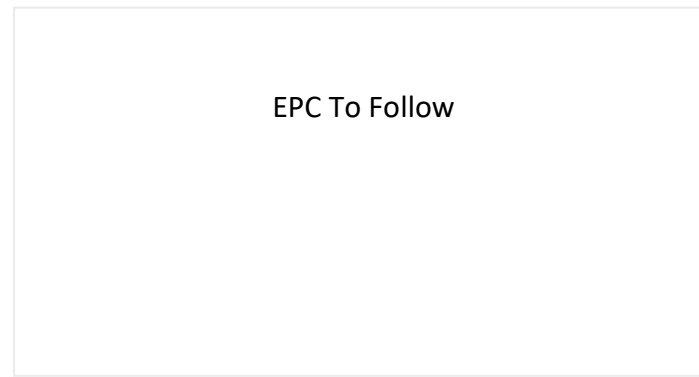


## Grosvenor Avenue, Bourne, Lincolnshire

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.



## 11 Grosvenor Avenue, Bourne, Lincolnshire, PE10 9HU

O.I.E.O. £350,000 Freehold

An attractive three-bedroom detached bungalow located on this sought after development giving easy access to Tesco supermarket and the A15 road link to Peterborough. The property has been recently decorated throughout and offers excellent accommodation benefiting from, lounge with woodburning stove, separate dining room with conservatory off, kitchen with separate utility room, three bedrooms and jack and jill bathroom. The property also benefits from solar panels giving a feed-in tariff, gas central heating to radiators and upvc double glazed windows. Outside there is a generous driveway providing ample off-road parking leading to a single garage and to the rear a lovely established garden making this bungalow a must view. Please call 01778 302807 for more information.

Three Bed Detached Bungalow | Excellent Accommodation | Generous Driveway | Sought After Location | Single Garage | Council Tax Band D

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**Winkworth**

See things differently.



**Bedroom One** - 12'10" x 10'8" (3.9m x 3.25m) With upvc double glazed window overlooking the front, fitted wardrobes, radiator, power points and door leading to the jack & jill bathroom.

**Bedroom Two** - 10'3" x 10'1" (3.12m x 3.07m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom Three** - 9'2" x 7'7" (2.8m x 2.3m) With upvc double glazed window to the rear, built in wardrobes, radiator and power points.

**Jack & Jill Bathroom** - With panelled bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and two frosted windows.

**Outside** - To the front there is a generous driveway providing ample off-road parking leading to a SINGLE GARAGE (18'7" x 8'7") with electric roller door, power and light with personal door to the utility room. The rear garden has a walled patio leading onto a lawned garden with established shrub borders. There are also solar panels which are owned and provide a feed-in tariff.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

**ACCOMMODATION**

**Entrance Hall** - With access to the loft, built in airing cupboard, radiator and door leading to.

**Lounge** - 18'8" x 12'7" (5.7m x 3.84m) With attractive feature fireplace with woodburning stove, radiator, power points and upvc double glazed window to the front.

**Dining Room** - 11'5" x 8'6" (3.48m x 2.6m) With radiator, power points, door to the kitchen and sliding doors leading to.

**Conservatory** - 10'3" x 8'4" (3.12m x 2.54m) With windows and sliding doors to the rear garden.

**Kitchen** - 11'5" x 9'1" (3.48m x 2.77m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, fitted cooker with extractor above, part tiled walls, radiator, upvc double glazed window overlooking the rear garden and door leading to.

**Utility Room** - 8'9" x 7'7" (2.67m x 2.3m) With space and plumbing for washing machine, dishwasher and tumble dryer, door to the garage and door to the rear garden.

