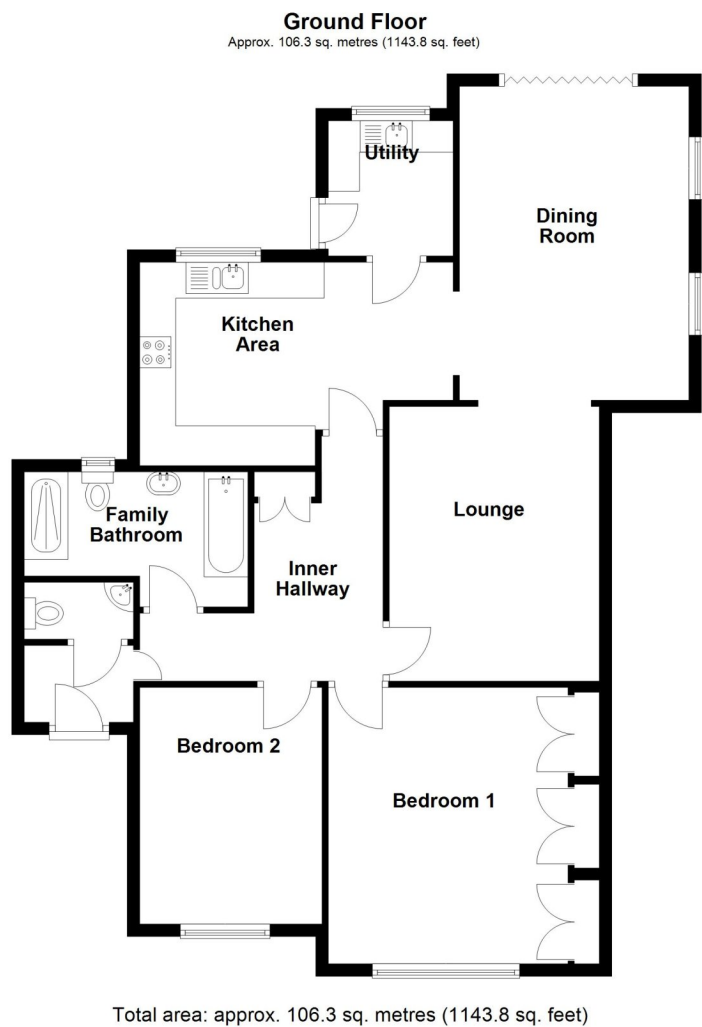


EPC TO FOLLOW



14 South Road, Bourne, Lincolnshire, PE10 9JD

£345,000 Freehold

Winkworth are delighted to bring to the market this substantial two-bedroom detached bungalow, ideally positioned within walking distance of Bourne town centre and offering easy access onto the A15, providing convenient links to Peterborough and its mainline train services to London. The accommodation is well laid out and offers flexible living space, comprising two reception rooms, a recently re-fitted kitchen with adjoining utility room, a modernised family bathroom and two generous double bedrooms. The layout lends itself well to a range of lifestyles, whether downsizing or looking for comfortable single-storey living in a convenient location. Outside, a gravelled driveway provides ample off-road parking and leads to a single garage. To the rear is an east-facing garden with a paved patio area and lawn, offering a pleasant and private space to enjoy the morning and daytime sun. Further benefits include gas central heating, uPVC double glazing and the advantage of NO ONGOING CHAIN. An early viewing is highly recommended – please call 01778 392807 to arrange your appointment.

Winkworth Bourne | 01778392807 |
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[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

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See things differently.



Utility Room - 9'4" x 7'1" (2.84m x 2.16m) Wall and base units, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window to the rear, radiator, power points, extractor fan, hard wood flooring and door to the rear garden.

Bedroom One - 14'6" x 12'5" (4.42m x 3.78m) UPVC double glazed window to the front, built in wardrobes, radiator and power points

Bedroom Two - 12'5" x 9'7" (3.78m x 2.92m) UPVC double glazed window to the front, radiator and power points

Family Bathroom - Modern fitted four piece suite comprising of a walk-in shower, low level WC, wash hand basin and pannelled bath, UPVC oduble glazed frosted window, tiled flooring, fully tiled walls, heated towel rail and extractor fan.

Outside - To the front there is a large gravelled driveway providing ample off road parking leading to a single garage.

The rear garden has a paved patio, fencing to all sides with gated side access and is mainly laid to lawn.

Agents Note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

aCCOMMODATION

Entrance Hall - Power points, door through to Inner Hall and door leading to

Cloakroom - With low level WC, wash hand basin, heated towel rail and extractor fan

Inner Hall - Doors to all rooms, power points, radiator, airing cupboard and access to the loft

Lounge - 14'5" x 11' (4.4m x 3.35m) Archway leading through to the dining room, power points and radiator

Dining Room - 16'6" x 12'1" (5.03m x 3.68m) A bright and spacious room featuring a roof lantern, two UPVC double glazed windows to the side, bi-fold doors to the rear garden, two radiators, power points, spotlights, wood flooring and archway through to the Kitchen

Kitchen - 16'5" max x 8'10" (5m max x 2.7m) Modern fitted kitchen with wall and base units featuring a built in microwave, two built in ovens, an electric hob with extractor fan above, built in under-counter fridge, built in slim-line dishwasher, 1 and a half bowl stainless steel sink unit, UPVC double glazed window to the rear, radiator, power points, hard wood flooring and door leading through to the Utility Room.

