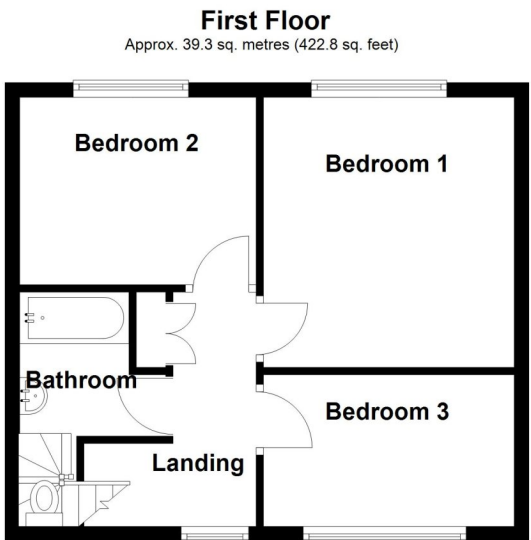
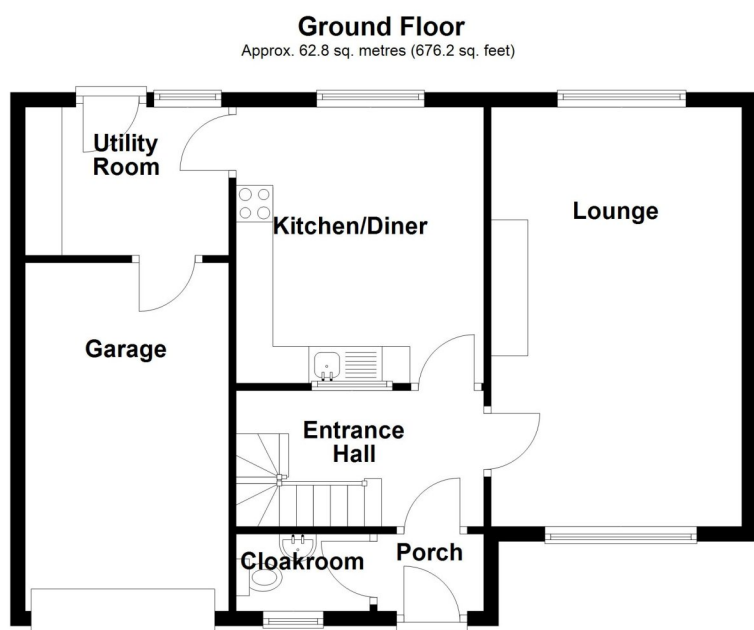


EPC TO FOLLOW



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)



17 Drummond Road, Bourne, Lincolnshire, PE10 9JF

£240,000 Freehold

We are delighted to offer for sale this established three bedroom semi detached home with no ongoing chain. The property is located of this popular side of Bourne with excellent accommodation comprising, downstairs cloakroom, lounge, modern fitted kitchen/dining room and utility room with access to the garage. On the first floor there are three bedrooms and a family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a generous driveway providing ample off road parking which leads to a single garage and to the rear an established south west facing garden making this home a must view. Please call 01778 392707 for an early appointment to view to avoid disappointment.

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See things differently.



ACCOMMODATION

Porch - With door leading to:

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

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

Lounge - 18'9" x 11'1" (5.72m x 3.38m) With feature fireplace, aluminium double glazed windows to the front and rear, radiator and power points.

Kitchen/Dining Room - 12'4" x 11'1" (3.76m x 3.38m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, space for fridge, space and plumbing for dishwasher, space for cooker with extractor above, part tiled walls, frosted window to the hall, aluminium double glazed window to the rear, vinyl flooring and door leading to:



Utility Room - 9'3" x 6'7" (2.82m x 2m) With fitted units, space and plumbing for washing machine, personal door to the garage and door and window to the rear garden.

First Floor Landing - With built in airing cupboard housing gas boiler supplying hot water and central heating, window to the front and door leading to:

Bedroom One - 12'3" x 11'4" (3.73m x 3.45m) With aluminium double glazed window to the rear, radiator and power points.

Bedroom Two - 12'2" x 8'9" (3.7m x 2.67m) With aluminium double glazed window to the rear, radiator and power points.

Bedroom Three - 11'4" x 6'8" (3.45m x 2.03m) With aluminium double glazed window to the front, radiator and power points.

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

Outside - To the front there is a gravelled driveway providing ample off road parking leading to a single garage with up and over door, power and light. The rear garden is an established south west facing with wood decked patio leading onto mainly lawned garden being fully enclosed by fencing.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

