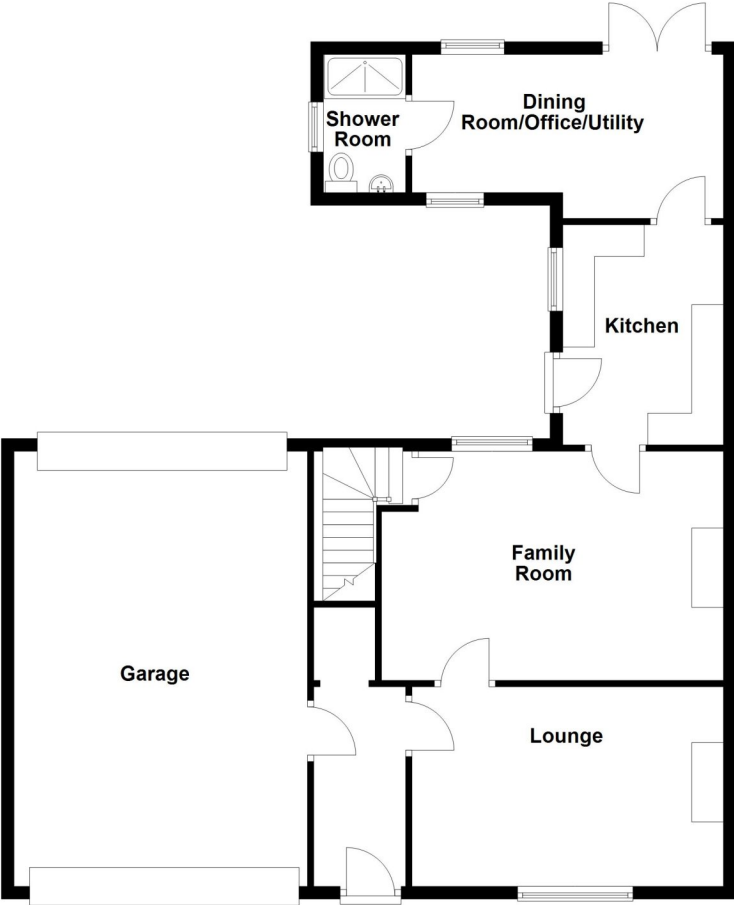
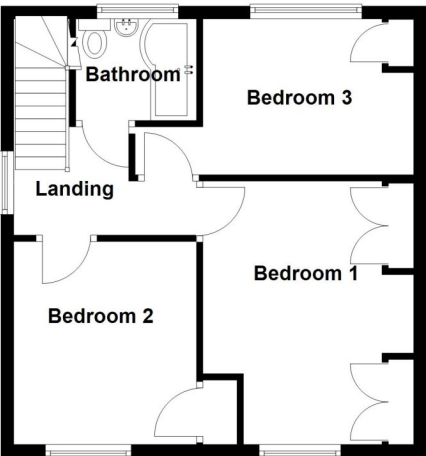


**Ground Floor**  
Approx. 100.8 sq. metres (1085.3 sq. feet)



**First Floor**  
Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 143.2 sq. metres (1541.0 sq. feet)

## 14 Church Street, PE10 0UJ

OIEO £250,000 Freehold

An established three bedroom semi detached home that has been extended and much improved by the current vendors with large garage with the potential to extend over (stpp) The property offers deceptive accommodation benefiting from, lounge and separate dining room, fitted kitchen, dining room/office with french doors onto the rear garden and downstairs shower room. On the first floor there are three generous bedrooms and a family bathroom. Outside there is a gated driveway providing ample off road parking with 23ft x 15ft garage and to the rear a fully enclosed garden. The property is located in the popular village of Haconby giving easy access to Bourne and we would strongly recommend an internal viewing.

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See things differently.





ACCOMMODATION

**Entrance Hall** - With laminate flooring, large storage cupboard, door to the garage and door leading to:

**Lounge** - 16'1" x 10'5" (4.9m x 3.18m) With laminate flooring, attractive feature fireplace, upvc double glazed window to the front, power points and door leading to:

**Family Room** - 17'4" x 11'3" (5.28m x 3.43m) With attractive feature fireplace with real open fire, laminate flooring, wall mounted electric fire, built in storage cupboards, stairs leading to the first floor, upvc double glazed window to the rear and door leading to:

**Kitchen** - 11'5" x 8'4" (3.48m x 2.54m) With fitted units comprising, ceramic sink with cupboard below, good range of wall and base units, electric cooker with extractor above, space and plumbing for washing machine, space for fridge, part tiled walls, tiled flooring, upvc double glazed window and door to the rear and door leading to:

**Dining Room/Office/Utility** - 16'1" x 8'6" (4.9m x 2.6m) With upvc double glazed french doors onto the rear garden, upvc double glazed windows to the front and rear, tiled flooring, wall mounted electric heater, space for fridge freezer and door leading to:



**Shower Room** - With fully tiled shower cubicle, low level wc, wash hand basin, heated towel rail, part tiled walls and frosted window.

**First Floor Landing** - With upvc double glazed window to the side and door leading to:

**Bedroom One** - 14'5" x 11'3" (4.4m x 3.43m) With extensive fitted wardrobes, upvc double glazed window to the front, wall mounted electric heater and power points.

**Bedroom Two** - 10'9" x 9'5" (3.28m x 2.87m) With upvc double glazed window to the front, built in wardrobe, wall mounted electric heater and power points.

**Bedroom Three** - 10'1" x 8'2" (3.07m x 2.5m) With upvc double glazed window to the rear, built in wardrobe, wall mounted electric heater and power points.

**Bathroom** - Fitted suite comprising, panelled bath with wall mounted shower, low level wc, wash hand basin, tiled walls and frosted window.

**Outside** - To the front is a gated driveway providing ample off road parking and pathway leading to the front door.

**Garage** - 23'3" x 15'1" (7.09m x 4.6m) With up and over door to the front and rear, power and light.

**Rear Garden** - The rear garden has a large patio area to the side which leads to a fully enclosed garden with gravelled area with flower and shrub borders.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

