

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		79
	62	
England, Scotland & Wales		EU Directive



8 Austerby, Bourne, Lincolnshire, PE10 9JG

£400,000 Freehold

This beautifully renovated 1930s detached home seamlessly blends period charm with contemporary style, offering a perfect mix of character and modern comforts. The heart of the home is the stunning kitchen and family room, designed for both functionality and style. It features sleek quartz worktops, offering ample space for cooking and entertaining, while the open-plan layout ensures a welcoming, sociable atmosphere. There is a separate lounge with bay window and feature fireplace and a useful downstairs cloakroom. On the first floor there are three well proportioned bedrooms all tastefully decorated and a fantastic newly fitted bathroom with freestanding bath and separate shower cubicle. Outside there is a driveway to the side providing off road parking leading to a single garage. The rear garden is a generous southerly facing garden being mainly lawned perfect for enjoying sunshine throughout the day. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With herringbone flooring, feature radiator, stairs leading to the first floor, coved ceiling and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, herringbone flooring, radiator and feature window.

Lounge - 14'7" x 12'10" (4.45m x 3.9m) With herringbone flooring, upvc double glazed window to the front, attractive feature fireplace, radiator with cover, coved ceiling and power points.

Kitchen/Family Room - 19'8" x 19'10" (6m x 6.05m) A stunning bright and spacious room with newly fitted units comprising, inset sink with cupboard below, excellent range of wall and base units with Quartz worktops and upstands, centre island with breakfast bar, built in combi microwave/over, further built in oven, induction hob with extractor, integrated bins cupboard, integrated dishwasher, integrated fridge freezer, herringbone flooring, upvc double glazed window to the side and bi folding doors to the rear, feature radiator.

Utility Room - With space and plumbing for washing machine and tumble dryer.



First Floor Landing - With upvc double glazed windows, feature radiator, coved ceiling, part panelled walls and door to:

Bedroom One - 13'4" x 12'2" (4.06m x 3.7m) With feature panelled walls, coved ceiling, upvc double glazed window to the front, feature radiator and power points.

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

Bedroom Three - 10'2" x 9'3" (3.1m x 2.82m) With upvc double glazed window to the rear, feature radiator, coved ceiling and power points.

Family Bathroom - With freestanding bath, separate shower cubicle, low level wc, wash hand basin set in unit with cupboard below, part tiled walls, tiled flooring, heated towel rail and frosted window.

Outside - The front there is a lawned garden with block paved driveway to the side providing ample off road parking. There is also a detached single garage with up and over door and personal door to the side. The rear garden is a generous southerly facing garden being mainly lawned with mature shrubs and is fully enclosed.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D

