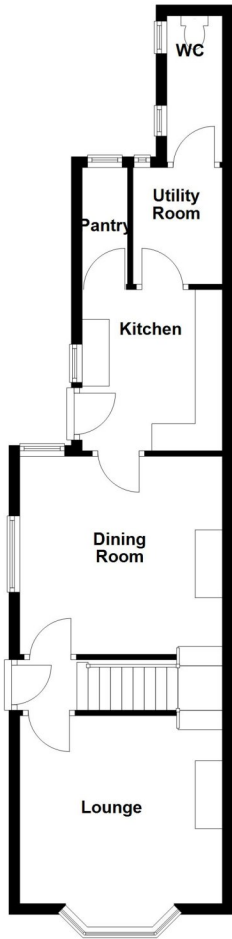


EPC TO FOLLOW

Ground Floor
Approx. 47.6 sq. metres (512.9 sq. feet)



First Floor
Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 91.6 sq. metres (986.5 sq. feet)



39 Meadowgate, Bourne, Lincolnshire, PE10 9EY

£205,000 Freehold

Offered for sale with no ongoing chain this spacious two bedroom semi-detached home offers the square footage of most three bedrooms with the potential to convert into a three bedroom and keep an upstairs bathroom. The property offers huge potential and benefits from, lounge with bay window, separate dining room, kitchen with walk in pantry and utility room and downstairs cloakroom. Upstairs there is a generous master bedroom, good size second bedroom and a spacious bathroom (which could be converted into a third bedroom) and separate shower room. Outside there is a driveway to the side providing ample off road parking with gates leading to further parking and a large rear garden providing ideal space for outside entertaining and even space to extend further (STPP) The property is located within walking distance of the town centre and all of Bournes amenities' and we would strongly recommend an internal viewing.

Winkworth Bourne | 01778392807 |
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See things differently.



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to:

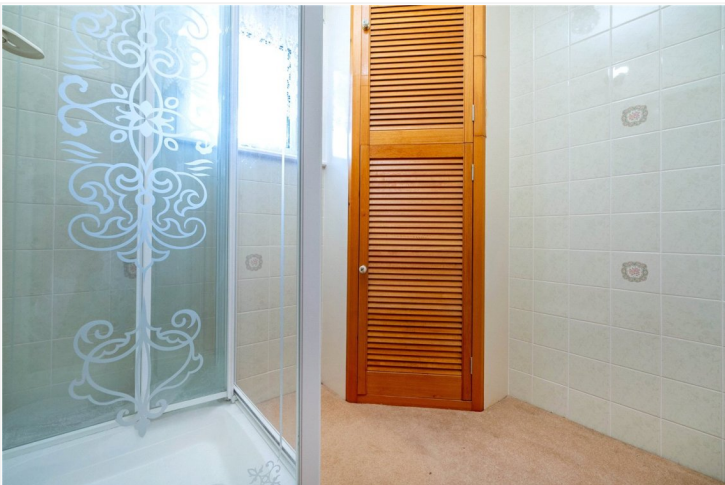
Lounge 12'2" x 11'2" - With upvc double glazed bay window to the front, gas fire, electric heater and power points.

Dining Room - 12'1" x 12' (3.68m x 3.66m) With upvc double glazed window to the side and rear, power points and door leading to:

Kitchen - 9'6" x 8'6" (2.9m x 2.6m) With fitted units comprising, sink with cupboard below, range of wall and base units, space for cooker, space for washing machine, space for fridge freezer, upvc double glazed window and door to the side and door leading to:

Walk in Pantry - 7'1" x 3'8" (2.16m x 1.12m) Providing great storage space with window to the rear.

Utility Room - 7'1" x 5'4" (2.16m x 1.63m) Again ideal storage space and could easily be used as a working utility area.



Downstairs Cloakroom - With two windows to the side and low level wc.

First Floor Landing - With door leading to:

Bedroom One - 12'3" x 11'1" (3.73m x 3.38m) With upvc double glazed window to the front, power points and over stairs storage.

Bedroom Two - 12' x 9'1" (3.66m x 2.77m) With upvc double glazed window to the side and power points.

Bathroom - 10'7" x 8'4" (3.23m x 2.54m) With panelled bath, low level wc, wash hand basin, part tiled walls, and window to the rear.

Shower Room - 6'6" x 5'2" (1.98m x 1.57m) With walk in shower cubicle, window to the side and built in airing cupboard housing hot water tank.

Outside - To the side there is a private driveway providing ample off road parking with gates leading to the rear garden with further parking if required. The rear garden is a particular feature measuring well over 100ft in length and fully enclosed.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B