

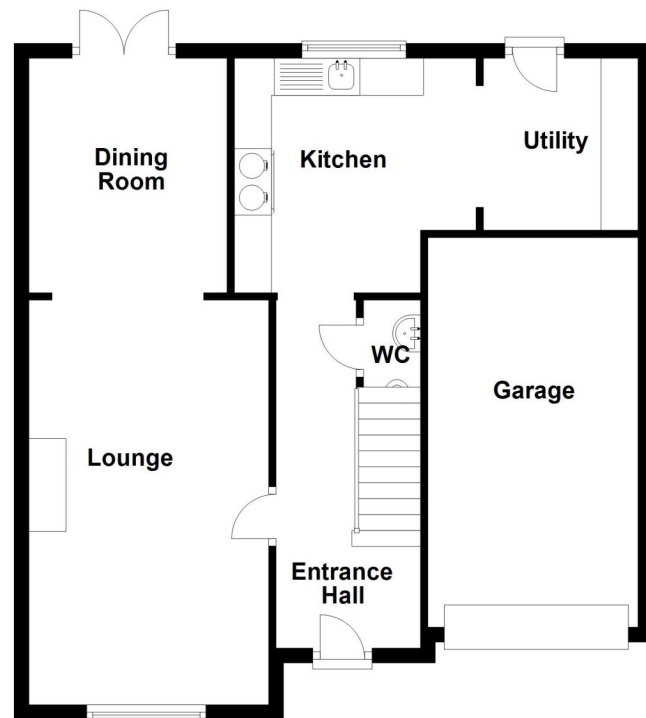
Beaufort Drive, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

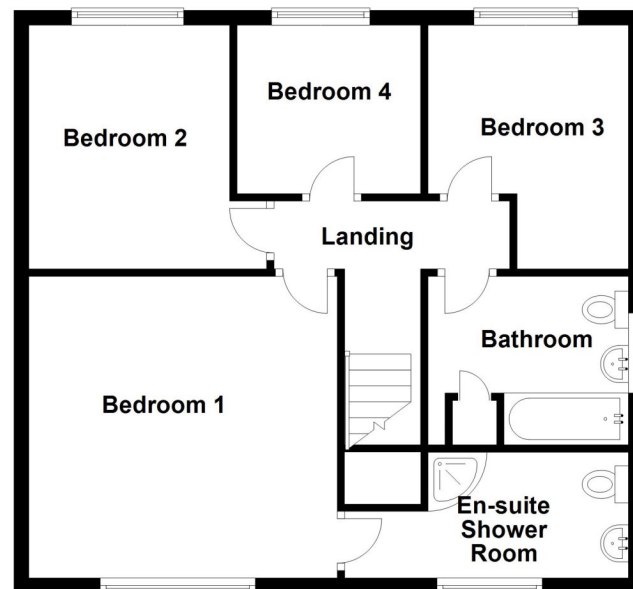
Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



Total area: approx. 127.5 sq. metres (1372.8 sq. feet)



6 Beaufort Drive, Bourne, PE10 9PN

£310,000 Freehold

*****PRICED TO SELL***** Winkworth are delighted to offer for sale this impressive four bedroom detached family home located on this highly sought after development on the northern side of Bourne giving easy access to the town centre and schools. The property offers excellent accommodation benefiting from lounge with woodburning stove, dining room, modern fitted kitchen with utility room off and downstairs cloakroom. On the first floor the master bedroom benefits from a en-suite shower room, there are three further bedrooms and a family bathroom. Outside there is a driveway providing ample off road parking leading to a single garage and to the rear a fully enclosed lawned garden. Please call 01778 392807 for more information.

Four Bedroom Detached Home | Excellent Family Accommodation | Located On Highly Sought After Development | Driveway With Ample Off-Road Parking | Single Garage | Council Tax Band D

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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ACCOMMODATION

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

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

Lounge - 16'9" x 10'7" (5.1m x 3.23m) With attractive woodburning stove, laminate flooring, upvc double glazed window to the front, radiator, power points and archway to.

Dining Room - 9'7" x 8'9" (2.92m x 2.67m) With upvc double glazed french door leading to the rear garden, laminate flooring, power points and radiator.

Kitchen - 10'8" x 10'1" (3.25m x 3.07m) Modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, range cooker with extractor above, integrated dishwasher, space for fridge freezer, part tiled walls, tiled flooring, upvc double glazed window to the rear and open to.

Utility Room - 6'3" x 6'1" (1.9m x 1.85m) With space and plumbing for washing machine and tumble dryer, wall mounted gas boiler supplying hot water and central heating, tiled flooring and door to the rear.



First Floor Landing - With access to the loft and door leading to.

Bedroom One - 14'4" x 11'4" (4.37m x 3.45m) With upvc double glazed window to the front, radiator, power points and door leading to.

En-Suite Shower Room - With modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin, radiator, tiled flooring, part tiled walls and frosted window.

Bedroom Two - 11'5" x 10'9" (3.48m x 3.28m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 9'5" x 8'2" (2.87m x 2.5m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 7'6" x 7'3" (2.29m x 2.2m) With upvc double glazed window to the rear, radiator and power points.

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

Outside - To the front there is a driveway providing ample off road parking leading to a SINGLE GARAGE with up and over door, power and light. The rear garden is north east facing with paved patio leading onto a lawned garden with further wood decked patio to the rear. The garden is fully enclosed with side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

SERVICE CHARGE

£0

GROUND RENT

£0

DIRECTIONS