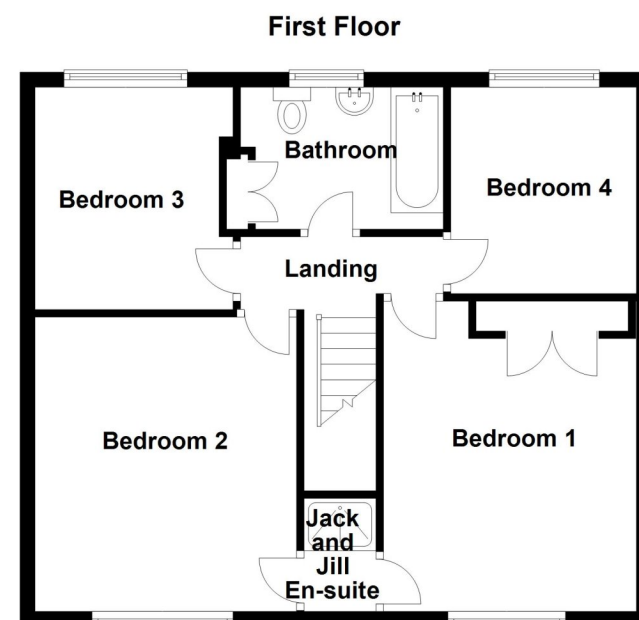
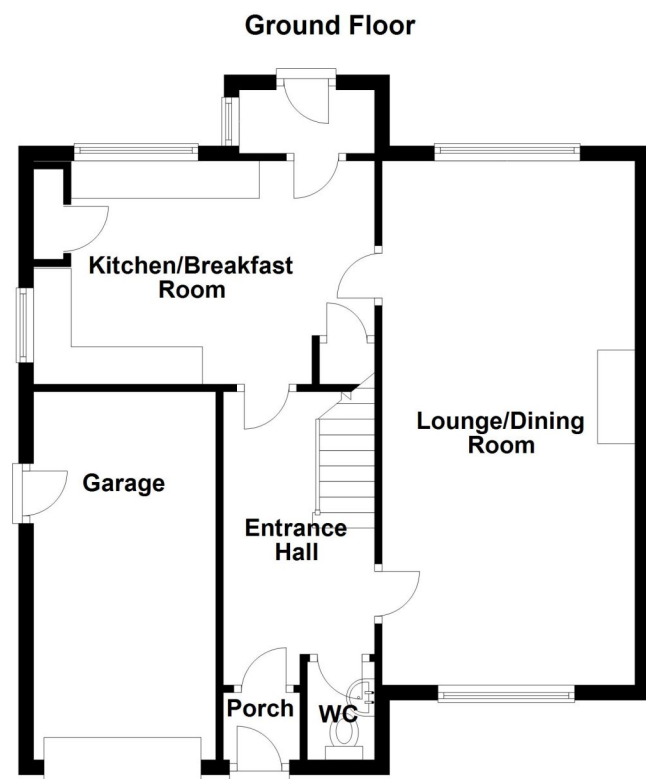


| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | A       | 84        |
| (81-91)                                     | B       |           |
| (69-80)                                     | C       |           |
| (55-68)                                     | D       |           |
| (39-54)                                     | E       |           |
| (21-38)                                     | F       |           |
| (1-20)                                      | G       |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales EU Directive      |         |           |



## 26 Fir Avenue, Bourne, Lincolnshire, PE10 9YR

£350,000 Freehold

Winkworth are delighted to offer for sale this four bedroom detached family home with fantastic garden backing onto open fields within walking distance of the Woods. The property is offered for sale with no ongoing chain and benefits from, bright and spacious lounge/dining room, kitchen/breakfast room, downstairs cloakroom, master bedroom with jack and jill shower room, three further bedrooms and family bathroom. Outside there is a lawned front garden and driveway providing ample off road parking leading to a single garage and to the rear a fantastic established garden with great views across open fields. Please call 0178 392807 for more information.

4 Bedrooms | Entrance Hall | Lounge/Dining Room | Kitchen/Breakfast Room | Rear Porch | Jack & Jill Shower Room | Bathroom | Outside

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

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**Winkworth**

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See things differently.



**Bedroom One** - 13' x 11' (3.96m x 3.35m) With upvc double glazed window to the front, radiator, power points, fitted wardrobe and door leading to.

**Jack & Jill Shower Room** - With walk in shower cubicle, heated towel rail and door to bedroom two.

**Bedroom Two** - 12' x 10'3" (3.66m x 3.12m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Three** - 10' x 9' (3.05m x 2.74m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom Four** - 8'1" x 8' (2.46m x 2.44m) With upvc double glazed window to the rear, radiator and power points.

**Bathroom** - With panelled bath, low level wc, wash hand basin, built in airing cupboard housing combi boiler supplying hot water and central heating, frosted window.

**Outside** - To the front there is a lawned front garden with driveway providing ample off road parking leading to a SINGLE GARAGE with power and light. The rear garden has a paved patio leading to an established lawned garden with attractive flower and shrub borders with fantastic views over Bourne Woods.

## ACCOMMODATION

**Entrance Hall** - With oak flooring, radiator, stairs leading to the first floor and door to.

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

**Lounge/Dining Room** - 23'1" x 11'1" (7.04m x 3.38m) With oak effect flooring, attractive feature fireplace, upvc double glazed windows to the front and rear, radiator, power points and door leading to.

**Kitchen/Breakfast Room** - 15;0' x 10'1" (15;0m x 3.07m) With fitted units comprising, double drainer sink with cupboard under, range of wall and base units, space for cooker, space and plumbing for dishwasher, space for fridge freezer, tiled flooring, part tiled walls, radiator, upvc double glazed window to the rear and door leading to.

**Rear Porch** - With space and plumbing for washing machine, space for further appliances and door to the rear garden.

**First Floor Landing** - With door leading to.



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

