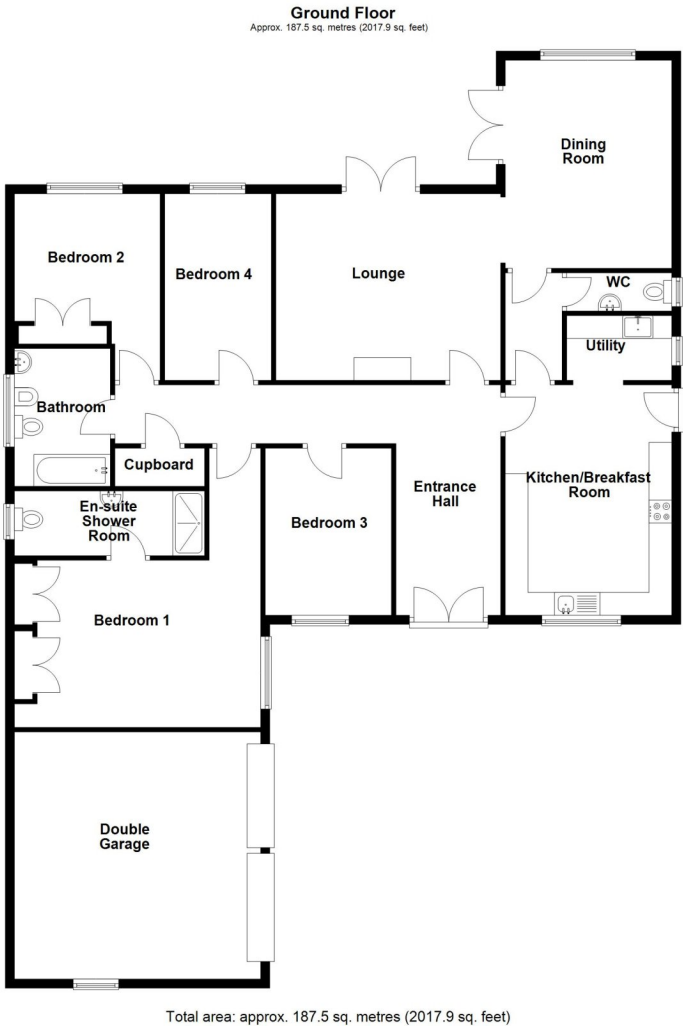


Edenham Road, Hanthorpe, Bourne

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



2 Edenham Road, Hanthorpe, Bourne, Lincolnshire, PE10

£400,000 Freehold

We are delighted to offer for sale this spacious four bedroom detached bungalow located in this none estate position within the popular village of Hanthorpe. The property is offered for sale with no ongoing chain benefiting from, spacious entrance hall, lounge and dining room, kitchen/breakfast room with utility and cloakroom off. There is a generous master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property also benefits from upvc double glazed windows and oil fire central heating to radiators. Outside there is a large block paved and gravelled driveway providing ample off road parking and space for a caravan/motor home and to the rear an established West facing garden with is fully enclosed. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
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See things differently.



ACCOMMODATION

Entrance Hall - A spacious entrance hall with built in airing cupboard, access to the loft, radiators, power points and door leading to:

Lounge - 16'3" x 13'5" (4.95m x 4.1m) With attractive feature fireplace, french doors leading to the garden, radiator, power points and archway to:

Dining Room - 15' x 11'9" (4.57m x 3.58m) With french doors and window onto the rear garden, radiator, power points and door leading to:

Inner Hall - With door to the kitchen and door leading to:

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

Kitchen/Breakfast Room - 16'7" x 12' (5.05m x 3.66m) With fitted units comprising, one and a half sink with cupboard below, excellent range of wall and base units, built in double oven, electric hob with extractor above, integrated dishwasher, space for fridge freezer, part tiled walls, tiled flooring, radiator, water softener, upvc double glazed window to the front and



archway to:

Utility Room - 7'2" x 4'8" (2.18m x 1.42m) Fitted worktop with single drainer sink, space and plumbing for washing machine and tumble dryer, oil boiler supplying hot water and central heating, tiled flooring, part tiled walls and frosted window.

Master Bedroom - 19'2" (5.84) (narrowing to 12'1" (3.68)) x 17'9" (5.4) With extensive range of fitted wardrobes and drawers, upvc double glazed window to the side, radiator, power points and door leading to:

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Two - 13'8" x 10'7" (4.17m x 3.23m) With upvc double glazed window to the rear, fitted wardrobes, radiator and power points.

Bedroom Three - 11'9" x 9'2" (3.58m x 2.8m) With upvc double glazed window to the front, radiator and power points.

Bedroom Four - 13'8" x 7'8" (4.17m x 2.34m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - With panelled bath, low level wc, wash hand basin, bidet, tiled walls, radiator and frosted window.

Outside - To the front there is a generous lawned garden with gravelled and block paved driveway providing ample off road parking and space for a caravan/motor home. The rear garden has a paved patio leading onto an established West facing lawned garden with attractive flower and shrub borders.

Double Garage - With electric up and over doors, power and light.

Agents Note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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