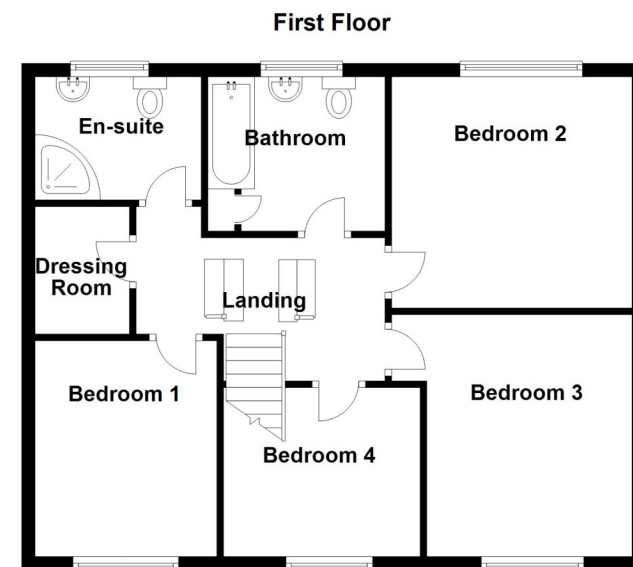
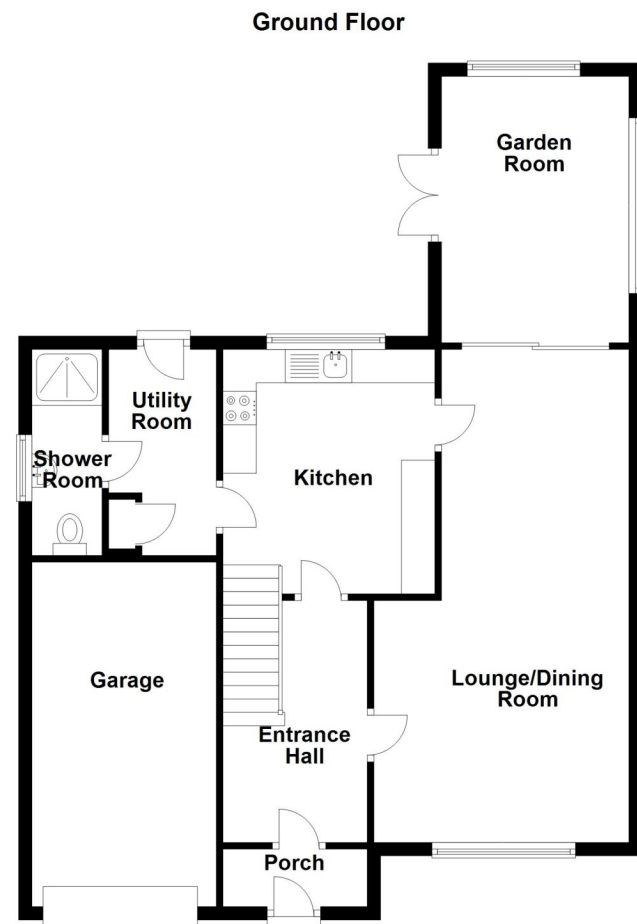


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



105 Beech Avenue, Bourne, Lincolnshire, PE10 9RZ

£375,000 Freehold

An extended and much improved four bedroom detached family home located on the highly sought after Beech Avenue within walking distance of the Woods and Town Centre. The property is offered for sale in excellent condition throughout and benefits from a bright and spacious lounge/dining room, garden room with french doors onto the garden, kitchen with utility room and shower room off. On the first floor the master bedroom boasts a dressing room and modern fitted en-suite, there are three further bedrooms and a family bathroom. Outside there is a driveway providing ample off road parking leading to a single garage with electric doors and to the rear a lawned fully enclosed garden. Please call 01778 392807 for more information.

| 3 Bedroom Detached Home | Sought After Town Location | Single Garage | Generous size Rear Garden |

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

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Winkworth

winkworth.co.uk/bourne

See things differently.



Utility Room - 10'5" x 5'5" (3.18m x 1.65m) Tiled flooring, space and plumbing for washing machine, door leading to the rear garden, radiator, built-in storage cupboard and door leading through to:

Shower Room - Fully tiled shower cubicle with wall mounted shower, low level WC, wash hand basin, tiled walls, tiled flooring, radiator and UPVC double glazed frosted window.

First Floor Landing - UPVC double glazed window to the side and power points.

Bedroom One - 10'7" x 8'7" (3.23m x 2.62m) With upvc double glazed window to the front, radiator and power points.

Dressing Room - 6'6" x 4'7" (1.98m x 1.4m) With hanging space.

En-Suite Shower Room - With modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin set in unit with cupboards below, heated towel rail, part tiled walls and frosted window.

Bedroom Two - 12'5" x 11'9" (3.78m x 3.58m) UPVC double glazed window to the rear, radiator and power points.

Bedroom Three - 11'10" x 11'8" (3.6m x 3.56m) UPVC double glazed window to the front, power points and radiator.

Bedroom Four - 9'5" x 9'4" (2.87m x 2.84m) UPVC double glazed window overlooking the front, radiator and power points.

Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, heated towel rail, built in cupboard housing gas combi boiler, part tiled walls and frosted window.

Outside - To the front of the property there is a paved driveway which leads to a single garage with electric door, power and light. To the rear of the property there is an established generous sized rear garden with paved patio leading on to mainly laid to lawn garden with attractive flower and shrub borders and side access. There is also a summer house with power and light and further shed to the side.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Porch - With door leading to.

Entrance Hall - Staircase leading to the first floor, radiator, gas central heating thermostat, telephone point and door leading through to:

Lounge/Dining Room - 23'11" (7.3) x 12'9" (3.89) narr. 9'1" (2.77) Bright and spacious room with upvc double glazed window overlooking the front, radiator, power points, door to the kitchen and door leading to.

Garden Room - 13'4" x 9'8" (4.06m x 2.95m) With upvc double glazed windows overlooking the garden and french doors onto the garden.

Kitchen - 11'10" x 10' (3.6m x 3.05m) Modern fitted units comprising one and half bowl sink unit with cupboard below, excellent range of wall and base units, built-in oven and hob with extractor fan, space and plumbing for dishwasher, space for fridge freezer, part tiled walls, tiled flooring, UPVC double glazed window overlooking the rear garden, radiator, power points and door leading through to:

