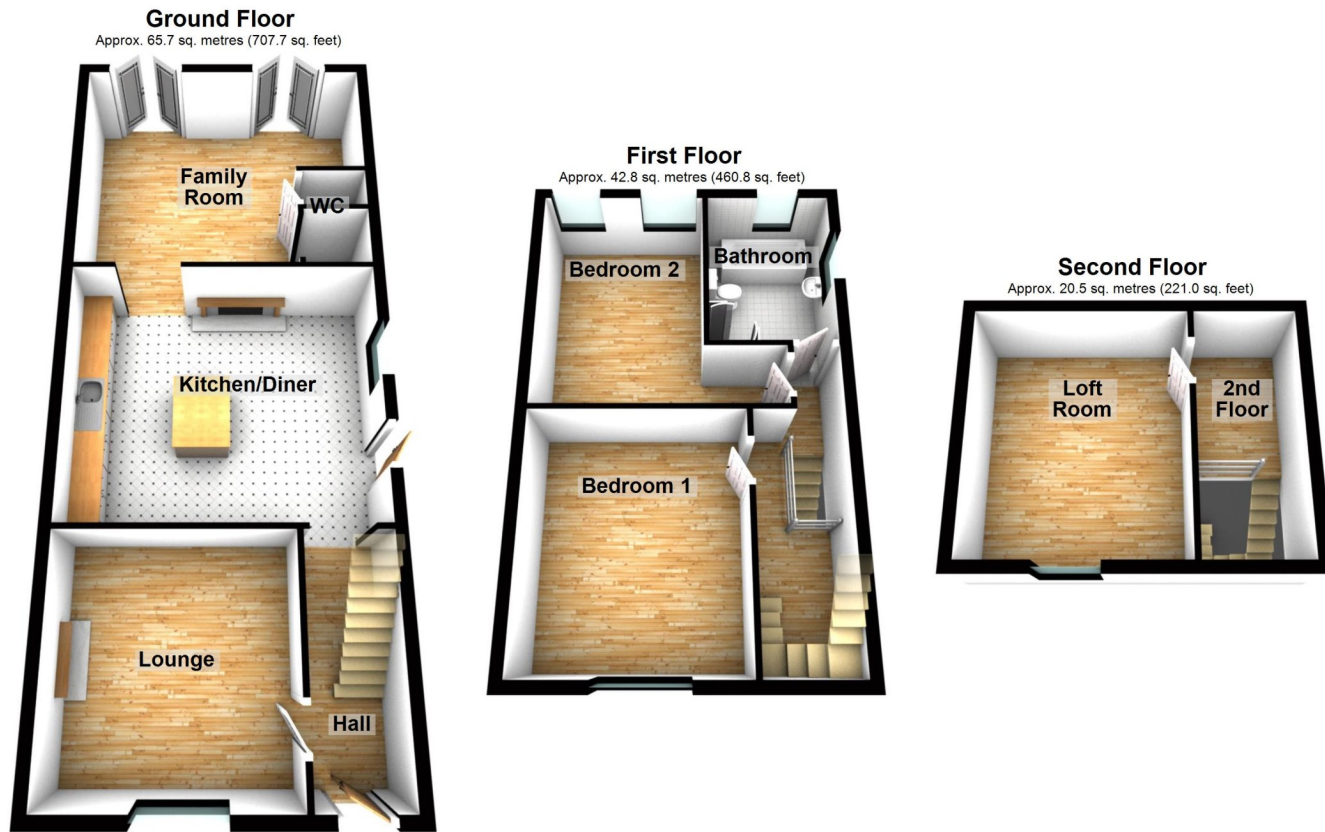


## Eastgate, Bourne

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 129.1 sq. metres (1389.5 sq. feet)



## 15 Eastgate, Bourne, PE10 9LB

£220,000 Freehold

Winkworth are delighted to offer for sale this charming much improved three bedroom character cottage with deceptive accommodation that really must be viewed to appreciate. The property offers a wealth of character and charm including exposed walls, beamed ceilings and feature open fireplace. The accommodation is set over three floors comprising, entrance hall, lounge, kitchen/dining room, family room/bedroom, downstairs cloakroom. On the first floor there are two double bedrooms and a spacious bathroom and then on the second floor a great loft room with beamed ceilings. Outside there is a generous lawned garden with side walk way making this home a must view. Please call 01778 392807 for more information,

3 Bedroom End Of Terrace House | Wealth of Character and Charm | Enclosed Rear Garden | UPVC Double Glazing | EPC Rating E

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## ACCOMMODATION

Door leading through to:

**Entrance Hall** - With flagstone flooring, stairs leading to the first floor, electric underfloor heating, radiator and door leading through to

**Lounge** - 12'11" x 12'7" (3.94m x 3.84m) With stripped wooden floorboards, attractive feature fireplace, UPVC double glazed window overlooking the front, beamed ceiling, radiator, TV point and power points.

**Kitchen Dining Room** - 15'9" x 14'11" (4.8m x 4.55m) With fitted units comprising excellent range of wall and base units, fitted centre island with ceramic sink and cupboards below, granite worktops, space for range cooker, space for upright fridge/freezer, exposed stone wall, large feature fireplace, UPVC double glazed window to the side and stable door to the side, flagstone flooring with underfloor heating and archway leading through to

**Family Room** - 14' x 13'1" (4.27m x 4m) With two french doors leading onto the rear garden, further window to the side, laminate flooring, radiator, power points, space and plumbing for washing machine, space for tumble dryer, cupboard housing oil boiler supplying hot water and central heating and door leading through to



**Downstairs Cloakroom** - With low level WC.

**First Floor Landing** - With stairs leading to the second floor, beamed ceiling and door leading through to

**Bedroom One** - 13'3" x 13' (4.04m x 3.96m) With UPVC double glazed window to the front, attractive feature fireplace, beamed ceiling, radiator and power points.

**Bedroom Two** - 14'1" x 13' maximum (4.3m x 3.96m maximum) With two UPVC double glazed windows to the rear, radiator and power points.

**Family Bathroom** - 10'7" x 6'8" (3.23m x 2.03m) Modern fitted suite comprising free standing bath, corner shower cubicle, low level WC, wash hand basin, part tiled walls and UPVC double glazed windows to the rear and side.

**Second Floor Landing** - With beamed ceiling and door leading through to

**Loft Room** - 12'9" x 12'11" (3.89m x 3.94m) With beamed ceiling, wooden flooring and UPVC double glazed frosted window.

**Outside** - To the rear there is a paved patio leading onto a generous lawned garden being fully enclosed with side access and an oil tank.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

A