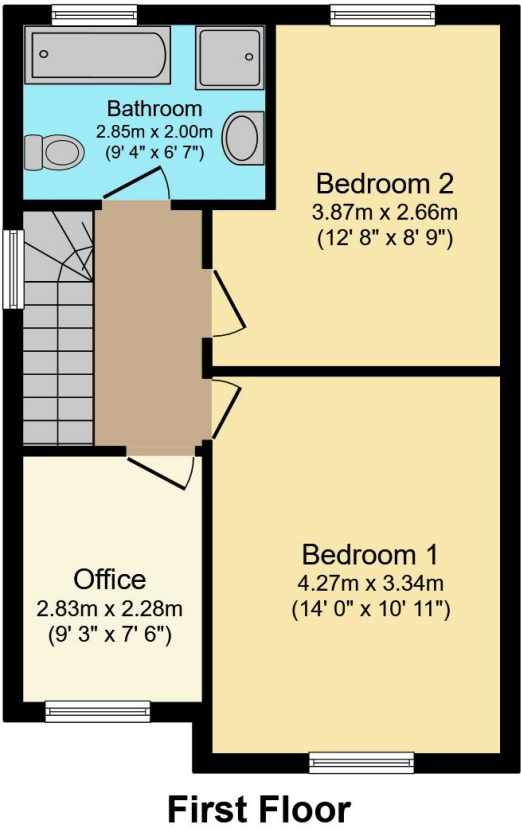
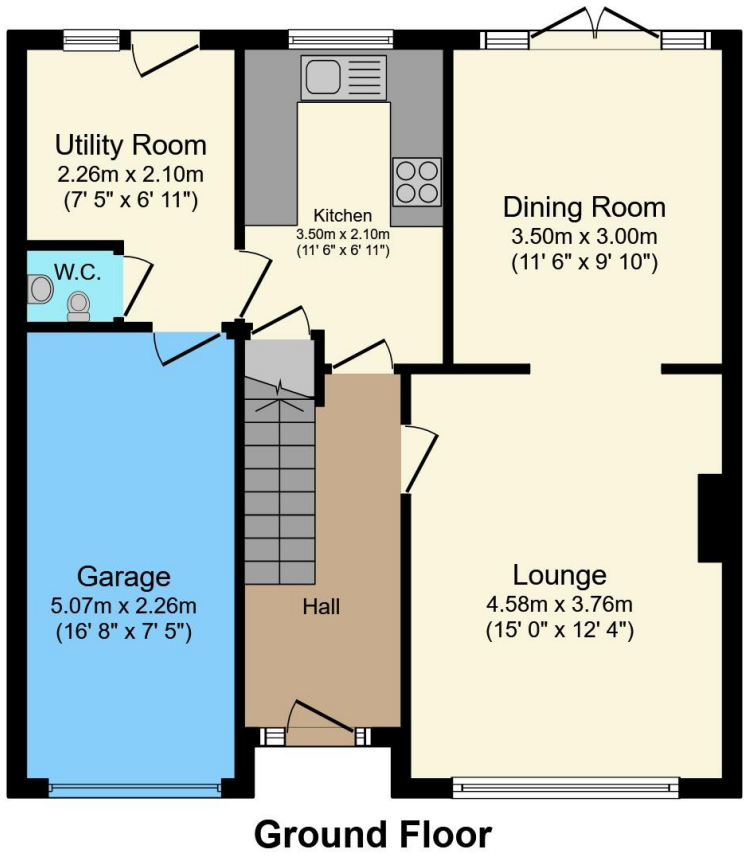


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		



Total floor area 106.9 sq.m. (1,151 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

46 Northfields, Bourne, Lincolnshire, PE10 9DB

£299,950 Freehold

We are delighted to offer for sale this superbly presented and much improved three bedroom detached family home located in this sought after location just off Mill Drove. The property offers excellent accommodation benefiting from lounge with feature fireplace, dining room, modern fitted kitchen with utility room and downstairs cloakroom. On the first floor there are three well-proportioned bedrooms and a family bathroom with shower and bath. Outside there is a driveway providing ample off road parking which leads to a single garage and to the rear a generous south facing garden ideal for the kids our outside entertaining. This property is being offered for sale with NO CHAIN so please call 01778 392807 for more information.

Three Bedroom Detached Home | Popular Loaction | South Facing Garden | Modern Kitchen with Utility Room | Modern Bathroom | No Chain

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ACCOMMODATION

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

Lounge - 15' x 12'2" (4.57m x 3.7m) With laminate flooring, attractive feature fireplace, upvc double glazed window to the front, radiator, power points and open to:

Dining Room - 11'6" x 9'10" (3.5m x 3m) With laminate flooring, upvc double glazed french doors and windows onto the rear garden, radiator and power points.

Kitchen - 11'6" x 6'11" (3.5m x 2.1m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled flooring, upvc double glazed window to the rear, under stairs storage cupboard and door leading to:

Utility Room - 7'5" x 6'11" (2.26m x 2.1m) Fitted worktop with sink, range of fitted cupboards, space and plumbing for washing machine, tiled floor, part tiled walls, door to the rear and door to:



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

First Floor Landing - With upvc double glazed window to the side and door leading to:

Bedroom One - 14' x 10'11" (4.27m x 3.33m) With upvc double glazed window to the front, radiator and power points.

Bedroom Two - 12'8" (3.86) x 10'11" (3.33) (Narrowing to 8'9" (2.67)) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 9'3" x 7'6" (2.82m x 2.29m) With upvc double glazed window to the front, laminate flooring, radiator and power points.

Bathroom - With modern fitted suite comprising, panelled bath with shower attachment, separate walk in shower cubicle, low level wc, wash hand basin, tiled walls, radiator and frosted window.

Outside - To the front there a lawned garden with driveway to the side providing off road parking with the potential to create more parking if required. There is also access to a single garage with up and over door power and light. The rear garden is a particular feature being south facing with a newly laid patio leading onto a well tendered garden with attractive flower and shrub borders ideal for outside entertaining or a great place for the kids to play.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

