
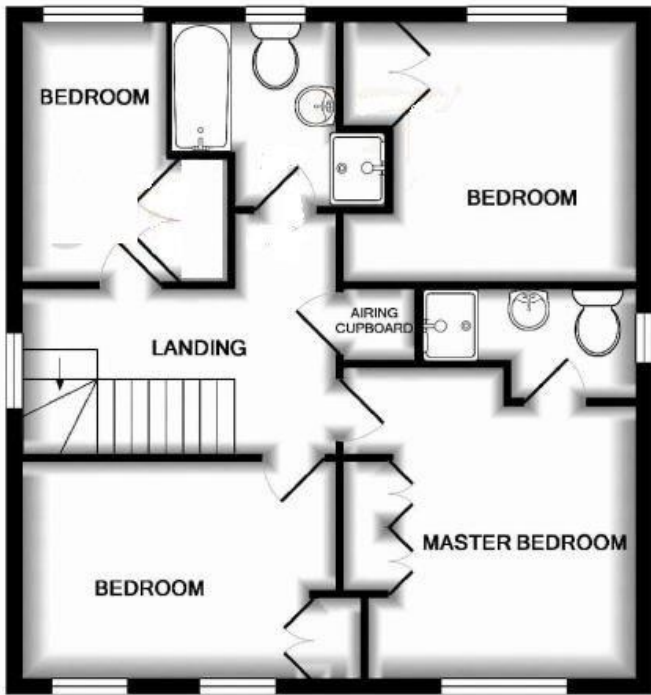
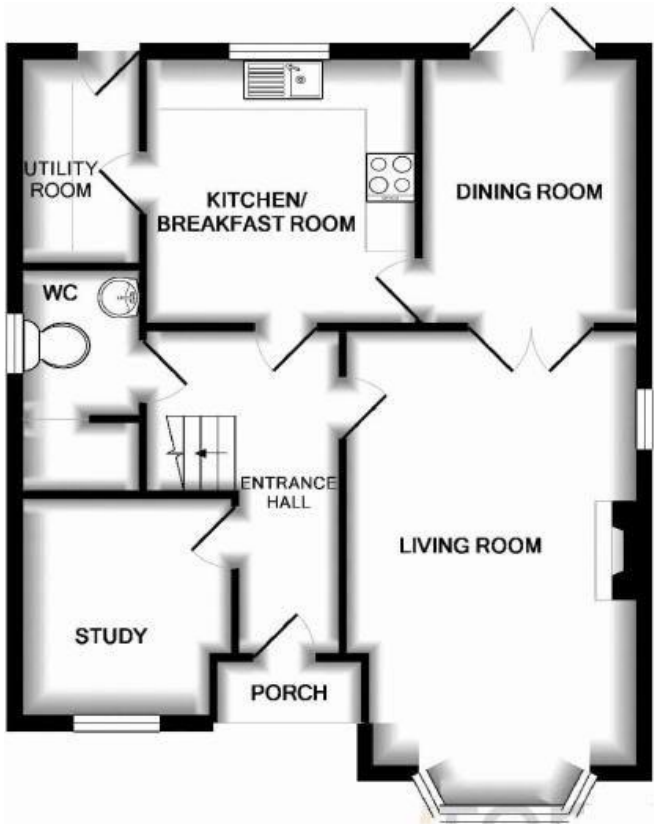


Thyme Avenue, Bourne, Lincolnshire

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	72	74
(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	



7 Thyme Avenue, Bourne, Lincolnshire, PE10 9ND

£399,950 Freehold

Located in a lovely position on this sought-after development within walking distance of the town centre this four bedroom detached home with double garage is a must view. The property offers fantastic family accommodation benefiting from three separate reception room, kitchen/breakfast room with utility room off, master bedroom with en-suite, three further double bedrooms and a family bathroom. The property also benefits from gas central heating with a new boiler, super-fast fibre broadband newly installed en-suite and upvc double glazed windows. Outside there is a double garage and generous driveway providing ample off-road parking and to the rear a part walled garden. Please call 01778 392807 for more information.

Four-bedroom detached home | Double garage | Lovely position on this sought-after development | Walking distance of the town centre | Gas central heating | New boiler Council Tax Band E

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

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ACCOMMODATION

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

Downstairs Cloakroom - With low level wc, wash hand basin, low level wc, useful storage/coat hanging space.

Lounge - 17'10" x 12' (5.44m x 3.66m) With upvc double glazed window overlooking the front, radiator, power points, tv point, attractive feature fireplace and double opening door leading to.

Dining Room - 11' x 9' (3.35m x 2.74m) With french doors leading to the rear garden, radiator, power points and door to the kitchen.

Study - 9'1" x 8'8" (2.77m x 2.64m) With upvc double glazed window to the front, radiator and power points.

Kitchen/Breakfast Room - 11'1" x 11'1" (3.38m x 3.38m) 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, space and plumbing for dishwasher, space for fridge, part tiled walls, tiled flooring,



radiator, upvc double glazed window to the rear and door to.

Utility Room - 8'6" x 5'1" (2.6m x 1.55m) With range of fitted units, space and plumbing for washing machine, new gas boiler supplying hot water and central heating and door to the rear garden.

First Floor Landing - With access to the loft, radiator, power points and door leading to.

Bedroom One - 15' x 12'4" (4.57m x 3.76m) With fitted wardrobes, radiator, power points, upvc double glazed window overlooking the front and door leading to.

En-Suite Shower Room - With superb newly fitted suite comprising, shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Two - 13'4" x 9'4" (4.06m x 2.84m) With upvc double glazed window, fitted wardrobes, radiator and power points.

Bedroom Three - 12'4" x 10'10" (3.76m x 3.3m) With fitted wardrobes, upvc double glazed window, radiator and power points.

Bedroom Four - 11'2" x 7'2" (3.4m x 2.18m) With fitted wardrobes, upvc double glazed window, radiator and power points.

Family Bathroom - With panelled bath, separate shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Outside - To the front there is a generous double width driveway providing ample off road parking leading to a DETACHED DOUBLE GARAGE with two up and over doors. The rear garden is part walled with a paved patio leading onto a mainly lawned garden. There is also a newly installed awning.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E