

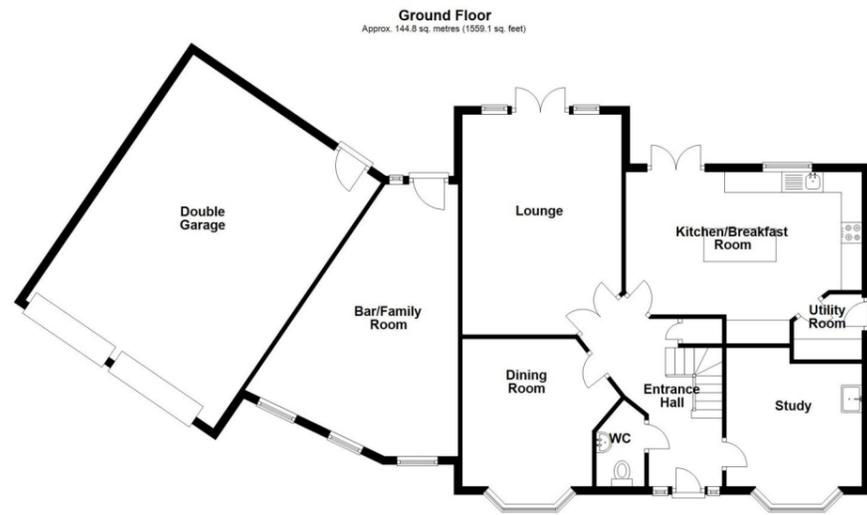
## The Pollards, Bourne

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
<b>Total</b>	<b>Insert total</b>

*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		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		



Total area: approx. 219.7 sq. metres (2364.4 sq. feet)



## 10 The Pollards, Bourne, PE10 0QB

OIEO £425,000 Freehold

Winkworth are delighted to present this truly stunning four-bedroom detached family home, enviably positioned in a fantastic off-road setting with a detached double garage and generous private parking. Beautifully improved by the current owners, the property offers spacious and versatile accommodation throughout. The ground floor comprises an elegant lounge, a separate dining room with attractive bay window, a dedicated study ideal for home working, and a bespoke modern fitted kitchen featuring granite worktops, a central island and quality integrated appliances, complemented by a separate utility room. To the first floor, a galleried landing leads to an impressive principal bedroom suite with dressing area, built-in wardrobes and a newly fitted contemporary en-suite shower room. There are three further well-proportioned bedrooms and a stylish family bathroom. A particular highlight of the home is the superb bar/family room with striking roof lantern, creating a light-filled and versatile space perfect for entertaining, relaxing or family gatherings.

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
[winkworth.co.uk/bourne](http://winkworth.co.uk/bourne)

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

**Winkworth**

[winkworth.co.uk/bourne](http://winkworth.co.uk/bourne)

See things differently.



**Entrance Hall** - UPVC double glazed window to front, under stairs storage cupboard, radiator, wood effect flooring and stairs leading to the first floor.

**Cloakroom** - UPVC obscure double glazed window to front, fitted with two piece suite comprising pedestal wash hand basin and low-level wc, radiator and wood effect flooring.

**Lounge** - 16'8" x 12'7" (5.08m x 3.84m) Double doors, gas fireplace with feature surround, two radiators, tv point, double glazed french double doors with matching side panels to garden.

**Dining Room** - 12'10" x 10'5" min (3.9m x 3.18m min) UPVC double glazed bay window to front with window seat and storage under, radiator and power points

**Study** - 11'3" x 10'4" (3.43m x 3.15m) With upvc double glazed window to the front, radiator and power points.

**Kitchen/Breakfast Room** - 18'7" x 13'6" (5.66m x 4.11m) A superb newly fitted kitchen comprising and extensive range of wall and base units complemented by granite worktops and centre island, single drainer sink unit, granite upstands, built in double oven, gas hob with extractor above, integrated dishwasher, integrated fridge freezer, part tiled walls, radiator, power points, TV point and French doors and window onto the rear garden. door leading to.



**Utility Room** - With range of wall and base units, single drainer sink, space and plumbing for washing machine, space for tumble dryer, wood effect flooring and door to the side.

**First Floor Landing** - Galleried with upvc double glazed window to front, airing cupboard housing wall mounted gas boiler, radiator, two ceiling lights, access to loft, door to

**Master Bedroom** - 18'4" max x 10'6" max (5.6m max x 3.2m max) UPVC double glazed window to front, upvc double glazed window to side, two triple wardrobes, radiator, wood effect flooring, telephone point, tv point, door to



**En Suite Shower Room** - Fitted with three piece suite comprising recessed shower cubicle with fitted shower and folding glass screen, pedestal wash hand basin, low-level wc, tiled splashback, upvc obscure double glazed window to rear, radiator, recessed spotlights.

**Bedroom Two** - 12'10" x 11'1" (3.9m x 3.38m) UPVC double glazed window to front, radiator and power points.

**Bedroom Three** - 12' x 8'3" min (3.66m x 2.51m min) UPVC double glazed window to rear, radiator.

**Bedroom Four** - 8'8" x 7'9" (2.64m x 2.36m) UPVC double glazed window to rear, radiator.



**Bathroom** - Fitted with four piece suite comprising panelled bath with separate hand shower attachment, pedestal wash hand basin, recessed shower cubicle with glass screen and low-level wc, tiled splashbacks, upvc obscure double glazed window to rear, radiator, recessed spotlights and extractor fan.

**Outside** - Set off the road with a gated driveway providing ample off road parking and generous front gardens. There is a detached double garage with two up and over doors. The rear garden has a paved patio leading onto a lawned garden with a good selection of flower and shrub borders, there is also a further gravelled patio and side access.

**Bar/Family Room** - 19'8" x 18'3" (max) (6m x 5.56m (max)) With roof lantern, exposed stone wall, upvc double glazed windows and door to the rear. There is also a fitted bar creating a fantastic family/friends room.

**Double Garage** - With up and over doors, power and light pls personal door to the garden.

#### LOCAL AUTHORITY

South Kesteven

#### TENURE

Freehold

#### COUNCIL TAX BAND

E

