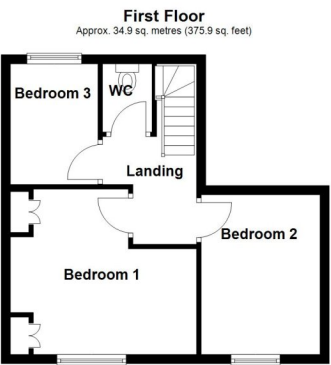
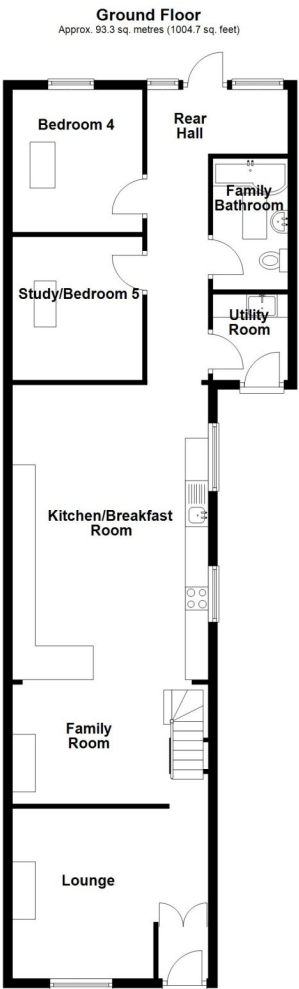


EPC TO FOLLOW



Total area: approx. 128.3 sq. metres (1380.6 sq. feet)



7 Eastgate, Bourne, Lincolnshire, PE10 9LB

£275,000 Freehold

This delightful much improved period property offers a wealth of period features combined with flexible living space ideal for modern family life. The ground floor includes a welcoming lounge overlooking the front, a cosy snug with wood-burning stove opening into a superb 20ft kitchen/breakfast room, and a separate utility room. There are also two additional reception rooms which could easily be utilised as bedrooms, home offices or hobby spaces, together with a modern fitted bathroom. To the first floor are three well-proportioned bedrooms and a convenient cloakroom. Outside, the property enjoys a generous and fully enclosed garden offering excellent privacy, complete with a covered hot tub and sitting area — perfect for relaxing or entertaining outdoors. This home is deceptively large and we would strongly recommend an internal viewing to fully appreciate the space on offer so please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Porch - With double opening doors to:

Lounge - 14' x 12'2" (4.27m x 3.7m) With upvc double glazed window to the front, open chimney breast, radiator, power points and archway to:

Family Room/Dining Room - 13'9" x 8'6" (4.2m x 2.6m) With tiled flooring, attractive feature fireplace with woodburning stove, radiator, power points, under stairs storage cupboard, stairs leading to the first floor and open to:

Kitchen/Breakfast Room - 21' x 12'1" (6.4m x 3.68m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of base units with fitted breakfast bar, built in double oven, gas hob with extractor above, space for American fridge freezer, space and plumbing for dishwasher, tiled flooring, part tiled walls, radiator, two upvc double glazed windows to the side, further Velux window and archway to:

Inner Hall - With laminate flooring, upvc double glazed windows and door to the rear garden and door leading to:



Utility Room - 6'1" x 5'8" (1.85m x 1.73m) With wall and base units with single drainer sink and worktop, space and plumbing for washing machine, radiator and door to the side.

Family Bathroom - 9'8" x 5'8" (2.95m x 1.73m) With modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin set in units with cupboard below, tiled walls, heated towel rail and Velux window.

Bedroom Four/Home Office - 10'4" x 8'2" (3.15m x 2.5m) With Velux window, radiator and power points.

Bedroom Five/Snug - 10'2" x 8'1" (3.1m x 2.46m) With Velux window, further window to the rear, radiator and power points.

First Floor Landing - With door leading to:

Bedroom One - With fitted wardrobes, attractive feature fireplace, upvc double glazed window to the front, radiator and power points.

12'6" x 11'9" - With upvc double glazed window to the front, radiator and power points.

Bedroom Two - 11'4" x 8'7" (3.45m x 2.62m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 8'4" x 6'8" (2.54m x 2.03m) With upvc double glazed window to the rear, radiator and power points.

Cloakroom - With low level wc.

Outside - The rear garden is a generous size and fully enclosed. There is a covered Hot tub/sitting area with wood decked patio with leads to a further paved patio which opens onto a generous lawned garden ideal for outdoor entertaining. There is also side access via the lockable gate.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

