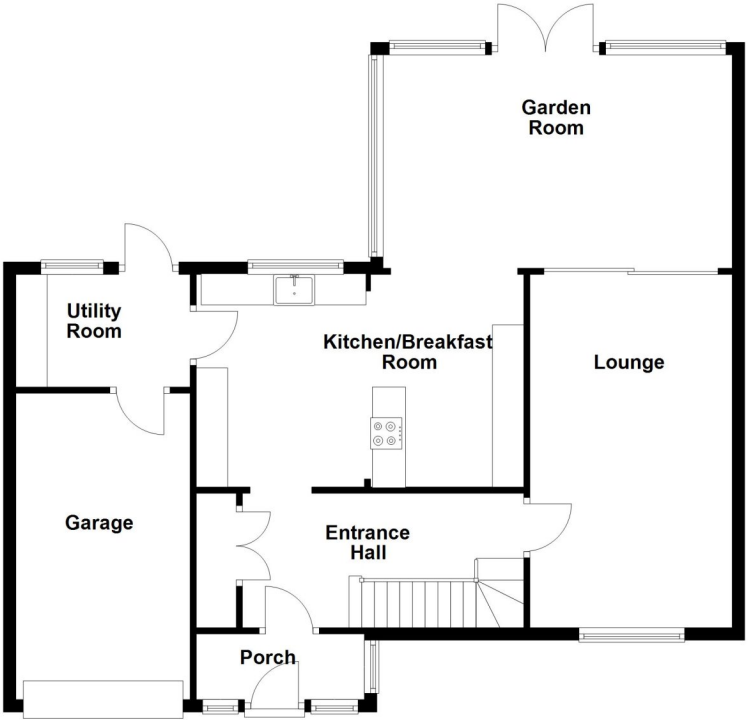


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

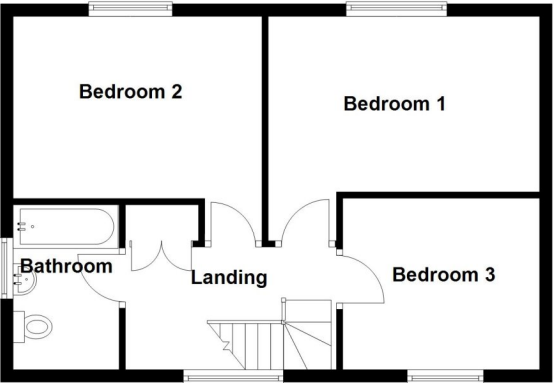
Ground Floor

Approx. 90.8 sq. metres (977.1 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 138.4 sq. metres (1489.4 sq. feet)



42 Harvey Close, Bourne, Lincolnshire, PE10 9QJ

£350,000 Freehold

Winkworth are delighted to offer for sale this stunning extended and much improved three bedroom detached family home located of the West side of town with a generous south facing rear garden. The property offers excellent accommodation benefiting from, lounge, quality garden room with french doors onto the rear garden, modern fitted kitchen/breakfast room with built in appliances and breakfast bar with utility room off. On the first floor there are three generous bedrooms and a family bathroom. Outside to the front there is a part walled driveway providing ample off road parking which leads to a single garage and to the rear a lovely south facing garden with paved patio leading to an artificial grass area ideal for the kids to play plot a 20ft x 10ft timber workshop/home office with power and light, further 10ft x 8ft shed and ornamental carp pond. Please call 01778 392807 for more information.

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

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See things differently.



ACCOMMODATION

Porch - With door leading to:

Entrance Hall - With built in storage cupboard, stairs leading to the first floor, laminate flooring, archway to the kitchen and door leading to:

Lounge - 18'7" x 10'7" (5.66m x 3.23m) With laminate flooring, attractive feature fireplace, upvc double glazed window to the front, radiator, power points and sliding doors leading to:

Garden Room - 17'2" x 11'2" (5.23m x 3.4m) With laminate flooring, upvc double glazed windows and french doors onto the rear garden and open to:

Kitchen/Breakfast Room - 17'1" x 11'9" (5.2m x 3.58m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units complemented by centre island with breakfast bar, built in Bosch oven, further Bosch combi microwave oven, pull out hot plate, electric hob with pop up downdraft extractor, integrated dishwasher, integrated fridge freezer, wine cooler, upvc double glazed window to the rear, laminate flooring and door to:



Utility Room - 9'3" x 6'1" (2.82m x 1.85m) With space and plumbing for washing machine and tumble dryer, personal door to the garage and door to the rear garden.

First Floor Landing - With feature window to the front, built in airing cupboard, access to the loft and door to:

Bedroom One - 14'1" x 11'9" (4.3m x 3.58m) With upvc double glazed window to the rear, laminate flooring, radiator and power points.

Bedroom Two - 13'3" (4.04) x 11'9" (3.58) (narrowing to 9'9" (2.97)) With upvc double glazed window to the rear, laminate flooring, radiator and power points.

Bedroom Three - 10'8" x 8'11" (3.25m x 2.72m) With upvc double glazed window to the front, laminate flooring, radiator and power points.

Family Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin set in unit with cupboard below, part tiled walls, radiator and frosted window.



Outside - To the front there is a part walled garden with gated access to the driveway providing ample off road parking leading to a SINGLE GARAGE (16'7" x 9'3") with up and over door power and light. The rear garden is a lovely south facing garden with generous patio area leading onto an artificial grass garden which is fully enclosed. There is also a 20ft x 10ft timber workshop with power and light and a further 10ft x 8ft shed.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

