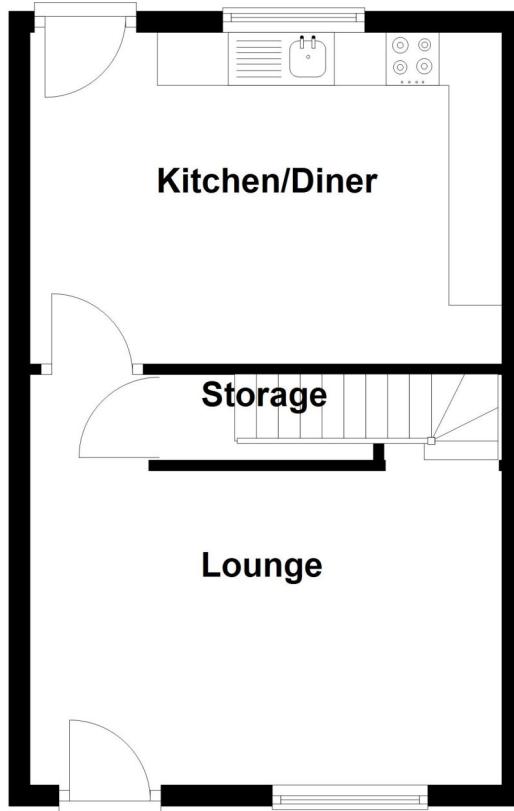


EPC TO FOLLOW

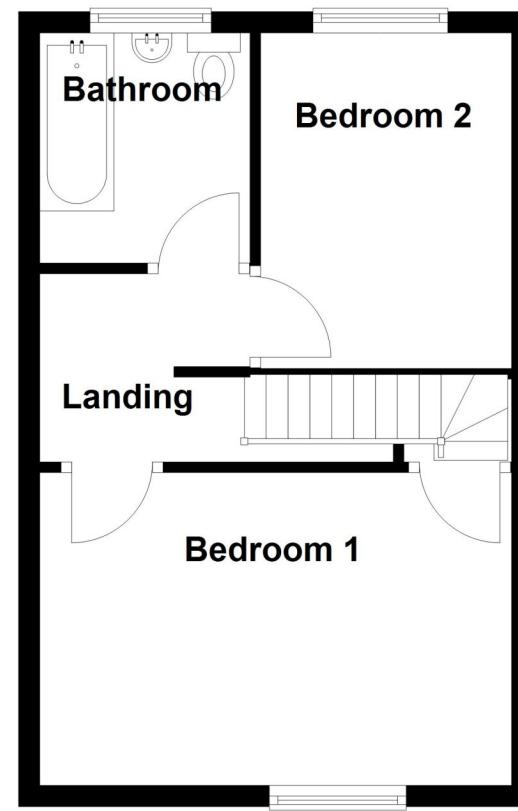
### Ground Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



### First Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



Total area: approx. 63.2 sq. metres (680.4 sq. feet)



**50 Eastgate, Bourne, Lincolnshire, PE10 9JY**

**£169,950 Freehold**

We are delighted to offer for sale this fantastic completely renovated two bedroom end of terraced home benefiting from, new electrics, new gas central heating to radiators, upvc double glazed windows and much more. The property is offered for sale with no chain with accommodation comprising, lounge overlooking the front with laminate flooring, superb new fitted kitchen with door onto the garden, two generous bedrooms and a new bathroom suite. Outside there is a fully enclosed courtyard garden backing onto a river providing a peaceful sitting area and to the front there is on street parking. Please call 01778 392807 for more information.

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#### ACCOMMODATION

**Lounge** - 14'7" x 9'7" (4.45m x 2.92m) With upvc double glazed window overlooking the front, laminate flooring, stairs leading to the first floor, large walk in storage cupboard, radiator, power points and door leading to:

**Kitchen/Dining Room** - 14'7" x 10'3" (4.45m x 3.12m) With superb new fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge freezer, space and plumbing for washing machine, part tiled walls, radiator, wall mounted gas boiler supplying hot water and central heating, laminate flooring, upvc double glazed window and door onto the rear garden.

**First Floor Landing** - With new carpet and door leading to:

**Bedroom One** - 14'7" x 9'7" (4.45m x 2.92m) With upvc double glazed window to the front, new carpet, over stairs storage cupboard, radiator and power points.



**Bedroom Two** - 10'3" x 7'9" (3.12m x 2.36m) With upvc double glazed window to the rear, new carpet, radiator and power points.

**Bathroom** - 7'3" x 6'9" (2.2m x 2.06m) New fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin set in unit with cupboard below, part tiled walls, heated towel rail and frosted window.

**Outside** - The rear enjoys views over the river and is fully enclosed with side access plus a fully paved patio area.

#### LOCAL AUTHORITY

South Kesteven

#### TENURE

Freehold

#### COUNCIL TAX BAND

A

