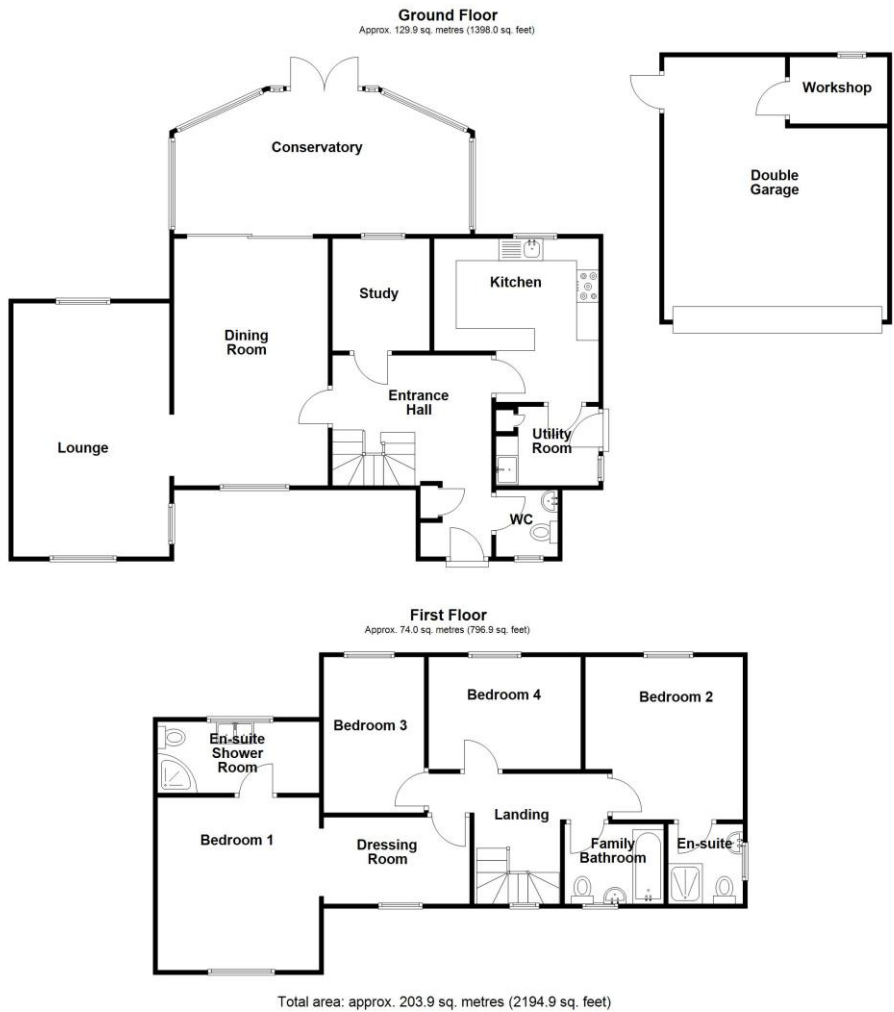


Saxon Way, Bourne

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		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



69 Saxon Way, Bourne, PE10 9QY

£550,000 Freehold

Situated within walking distance of the town centre, this extended four-bedroom detached home offers generous and versatile family accommodation, perfect for modern living. Set within a mature plot, the property boasts an impressive rear garden extending over 100ft, providing a peaceful and private outdoor retreat. Internally, the home features a spacious lounge, a separate dining room, a dedicated study, and a bright conservatory that enjoys views of the garden. The well-appointed kitchen/breakfast room is complemented by a useful utility room, ideal for busy family life. Upstairs, the master bedroom benefits from a dressing room and en-suite shower room, while the second bedroom also enjoys its own en-suite. Two further good-sized bedrooms and a family bathroom complete the first floor. Outside, the beautifully maintained garden offers space for entertaining, play, and relaxation, and a detached double garage with two driveways provides ample storage and parking.

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ACCOMMODATION

Entrance Hall - With laminate flooring, turning staircase to the first floor, built in storage cupboard, radiator, power points and door leading to:

Downstairs Cloakroom - With low level wc and wash hand basin set in unit with cupboard below, heated towel rail, tiled flooring and feature window.

Dining Room - 18'5" x 11'6" (5.61m x 3.5m) With laminate flooring, attractive feature fireplace, upvc double glazed window to the front, radiator, power points, archway to the lounge and sliding doors to:

Conservatory - 23'9" x 10'3" (7.24m x 3.12m) Being half brick with upvc double glazed windows and french doors onto the rear garden, glass roof, laminate flooring and power points.

Lounge - 18'3" x 11'7" (5.56m x 3.53m) With feature fireplace, upvc double glazed windows to the front and rear, radiator and power points.

Study - 8'4" x 7'3" (2.54m x 2.2m) With upvc double glazed window to the rear, radiator and power points.

Kitchen/Breakfast Room - 12'3" x 12'1" (3.73m x 3.68m) With modern fitted units comprising, ceramic one and a half bowl sink with cupboard below, excellent range of wall and base units complemented by oak worktops and breakfast bar, space for range cooker with extractor above, integrated microwave, integrated dishwasher, integrated fridge freezer, upvc double glazed window to the rear, and door leading to:



Utility Room - 7'9" x 6'1" (2.36m x 1.85m) With single drainer sink, range of wall units, space and plumbing for washing machine, gas boiler supplying hot water and central heating, laminate flooring, built in storage cupboard and door to the side.

First Floor Landing - With window overlooking the front and door leading to:

Bedroom One - 13'3" x 11'3" (4.04m x 3.43m) With upvc double glazed window to the front, radiator, power points, door to the en-suite and archway to:

Dressing Room - 11'6" x 6'2" (3.5m x 1.88m) With upvc double glazed window to the front, radiator and space wardrobes.

En-Suite Shower Room - Modern fitted suite comprising, corner shower cubicle, his and hers sink, low level wc, part tiled walls, heated towel rail and frosted window.

Bedroom Two - 12'3" x 11'10" (3.73m x 3.6m) With upvc double glazed window to the rear, radiator, power points and door leading to:

En-Suite - With shower cubicle, low level wc, wash hand basin, radiator, tiled walls and frosted window.

Bedroom Three - 12'10" x 8'9" (3.9m x 2.67m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 11'5" x 8'9" (3.48m x 2.67m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - With panelled bath, low level wc and wash hand basin set in unit with cupboard below, tiled walls, tiled flooring, radiator and frosted window.

Outside - To the front there is the advantage of two driveways providing plenty of off road parking. There is an established front garden with pathway leading to the front door.

Double Garage - 20'2" x 17'1" (6.15m x 5.2m) With up and over door, power and light. There is also a sectioned area currently used as a workshop

Rear Garden - The rear garden is a particular feature measuring over 100ft in length being mainly lawned with a wide variety of shrubs and trees providing an excellent degree of privacy ideal for the kids to play or just relax and enjoy the wonderful environment.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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