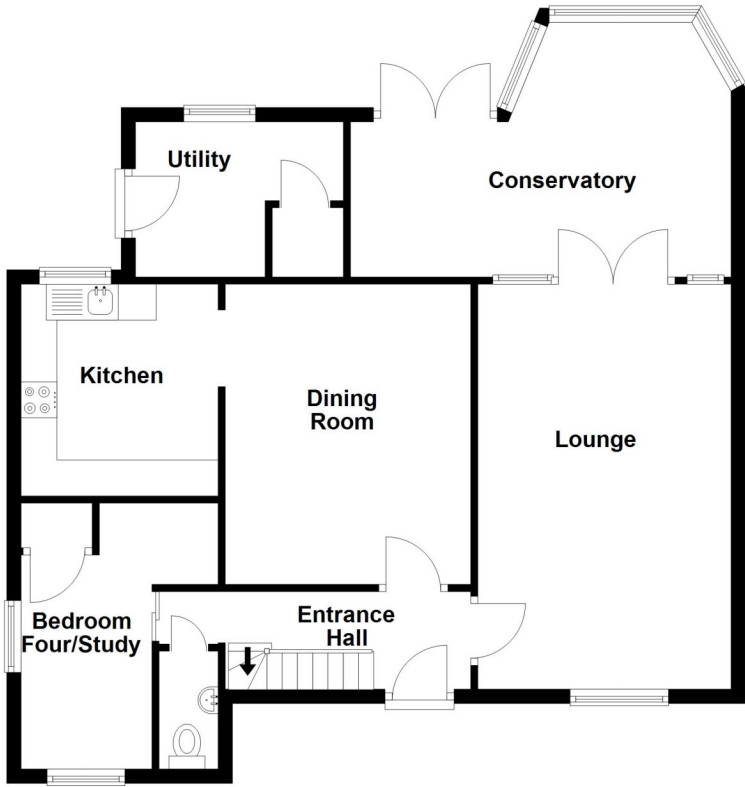
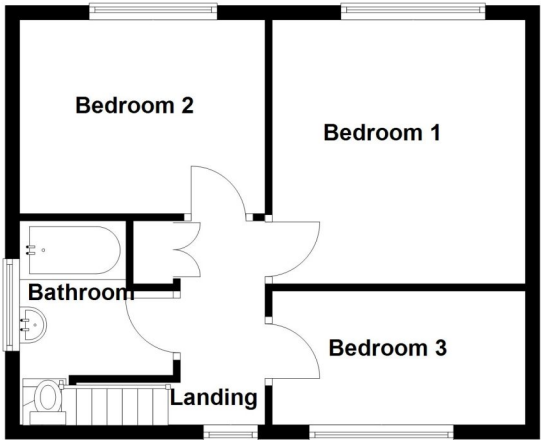


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**  
Approx. 81.2 sq. metres (874.3 sq. feet)



**First Floor**  
Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 121.0 sq. metres (1302.1 sq. feet)



## 19 Ostler Drive, Bourne, Lincolnshire, PE10 9QR

OIEO £300,000 Freehold

Offered for sale with NO CHAIN this 3/4 bedroom detached family home is located on the sought after west side of Bourne with generous plot and plenty of parking. The property offers huge potential to improve further benefiting from, lounge opening to a large conservatory, separate dining room, bedroom 4/office, modern fitted kitchen with utility room off. On the first floor there are three bedrooms and a family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a driveway providing ample off road parking and to the rear a generous gravelled garden giving room to extend if required (stpp) Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
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## ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, laminate flooring, radiator, power points and door leading to:

**Downstairs Cloakroom** - With low level wc and wash hand basin.

**Lounge** - 18'6" x 11'7" (5.64m x 3.53m) With laminate flooring, upvc double glazed window to the front, radiator, power points and french doors leading to:

**Conservatory** - 17'7" x 11'9" (5.36m x 3.58m) Being half brick with upvc double glazed windows and french doors onto the rear garden, radiator and power points.

**Dining Room** - 12'9" x 11'2" (3.89m x 3.4m) With upvc double glazed window to the rear, laminate flooring, radiator, power points and archway leading to:

**Kitchen** - 9'8" x 9'2" (2.95m x 2.8m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, freestanding cooker with extractor above, part tiled walls, upvc double glazed window to the rear and door leading to:



**Utility Room** - 9'10" x 6'9" (3m x 2.06m) With space for fridge freezer, space and plumbing for washing machine, large built in storage, upvc double glazed window and door to the rear.

**Bedroom Four/Office** - 14'1" (4.3) (max) x 9'3" (2.82) (max) With upvc double glazed window to the front and side, laminate flooring and power points.

**First Floor Landing** - With built in airing cupboard, upvc double glazed window to the front and door leading to:

**Bedroom One** - 12'5" x 12'1" (3.78m x 3.68m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom Two** - 11'2" x 9'3" (3.4m x 2.82m) With upvc double glazed window to the rear, laminate flooring, radiator and power points.

**Bedroom Three** - 12'1" x 6'9" (3.68m x 2.06m) With upvc double glazed window to the front, radiator and power points.

**Bathroom** - With fitted suite comprising, panelled bath with wall mounted shower, low level wc, wash hand basin, tiled walls, tiled flooring, heated towel rail and frosted window.

**Outside** - To the front there is a block paved driveway providing ample off road parking. The rear garden is a generous size with paved patio leading onto a gravelled easy to maintain garden with shrub borders and fully enclosed by fencing.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

C

