
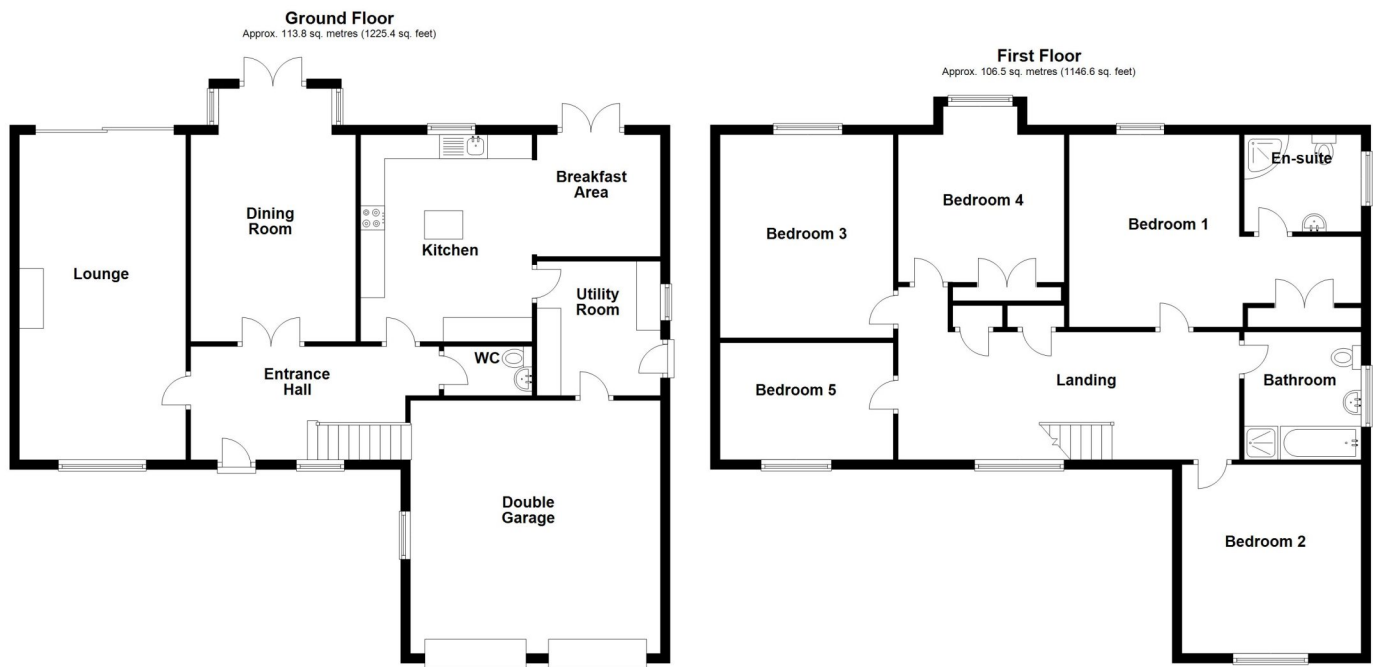


South Road, Bourne, Lincolnshire

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 220.4 sq. metres (2372.0 sq. feet)



53 South Road, Bourne, PE10 9JD

£495,000 Freehold

Offered for sale with NO CHAIN this superbly presented and much improved five bedroom detached home is located in a small development just off South Road. It offers easy access to the A15 road link to Peterborough and is only a five-minute walk from the Grammar School. The development features an independent traffic light system for convenient access to the road. The property offers fantastic family accommodation benefiting from, lounge with traditional chimney with attractive feature fireplace, separate dining room with garden room area onto the rear garden, modern fitted kitchen with breakfast area off plus utility room and downstairs cloakroom. On the first floor there is a large master bedroom with dressing area and en-suite, four further bedrooms and family bathroom. Outside to the front there is a generous block paved driveway providing ample off road parking leading to a double garage and to the rear a part walled west facing garden. Please call 01778 392807 for more information.

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

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, oak flooring, under stairs storage cupboard, coved ceiling, radiator and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin and tiled flooring.

Lounge - 22'3" x 11'6" (6.78m x 3.5m) With attractive feature fireplace with electric fire, oak flooring, upvc double glazed window to the front and sliding patio doors to the rear, coved ceiling, radiator and power points.

Dining Room - 14'2" x 11'3" (4.32m x 3.43m) With oak flooring, garden room area with french doors onto the rear garden, coved ceiling, dado rail, radiator and power points.

Kitchen - 14'2" x 11'9" (4.32m x 3.58m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units incorporating centre island, induction hob with extractor above, single oven plus microwave, integrated dishwasher, integrated fridge freezer, LVT flooring, under cabinet and floor lighting, upvc double glazed window to the rear, door to the utility room and archway to:

Breakfast Area - 8'6" x 8'4" (2.6m x 2.54m) With LVT flooring and french doors onto the rear garden.



Utility Room - 9'2" x 9' (2.8m x 2.74m) With single drainer sink, space and plumbing for washing machine and tumble dryer, LVT flooring, door and window to the side and personal door to the garage.

First Floor Landing - With upvc double glazed window to the front, access to the loft, built in airing cupboard and further storage cupboard.

Master Bedroom - 13'8" x 11'7" (4.17m x 3.53m) With upvc double glazed window to the rear, radiator, power points, coved ceiling and opening to a Dressing Area with fitted wardrobes and door leading to:

En-Suite Shower Room - Modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin set in unit with cupboard below, tiled walls and flooring, heated towel rail and frosted window.

Bedroom Two - 13'4" x 11'9" (4.06m x 3.58m) With upvc double glazed window to the front, radiator, power points and coved ceiling.

Bedroom Three - 12'9" x 11'7" (3.89m x 3.53m) With upvc double glazed window to the rear, coved ceiling, radiator and power points.

Bedroom Four - 11'5" x 10'1" (3.48m x 3.07m) With upvc double glazed bay window to the rear, fitted wardrobes, coved ceiling, radiator and power points.

Bedroom Five - 11'9" x 7'7" (3.58m x 2.3m) With upvc double glazed window to the front, radiator, power points and coved ceiling.

Family Bathroom - Fitted suite comprising, panelled bath, separate shower cubicle, low level wc, wash hand basin, heated towel rail and frosted window.

Outside - To the front there is a generous block paved driveway providing ample off road parking which leads to a Double Garage (17'8" x 17'1") with two up and over doors, power and light. The rear garden is West facing with a paved patio leading onto a mainly lawned garden being part walled and fully enclosed.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

F

DIRECTIONS