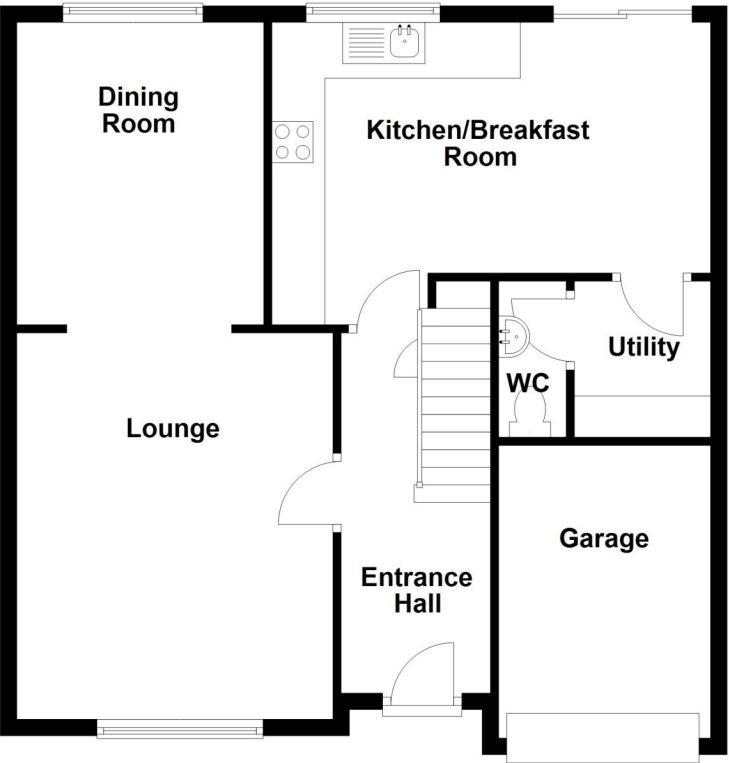


EPC TO FOLLOW

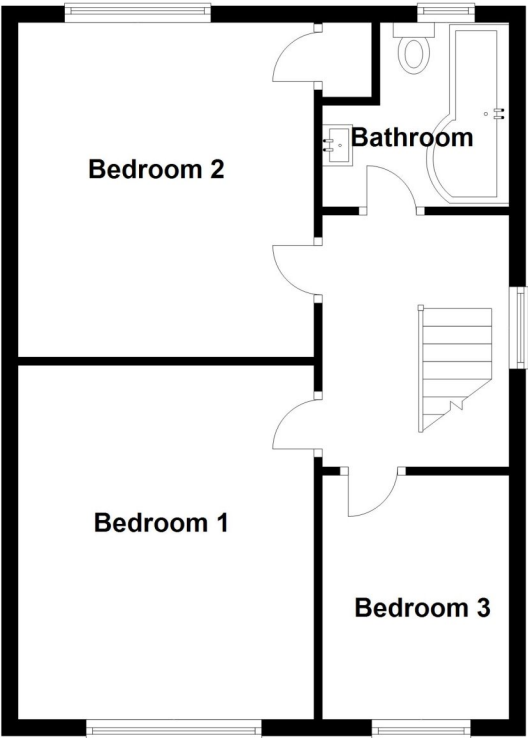
Ground Floor

Approx. 71.2 sq. metres (766.0 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



Total area: approx. 121.6 sq. metres (1308.6 sq. feet)



96 Stephenson Way, Bourne, PE10 9DD

£325,000 Freehold

A superbly presented three bedroom link detached home located on this sought after location with generous garden backing onto open fields. The property has been much improved by the current vendors and benefits from, spacious lounge opening to a dining room, modern fitted open plan kitchen/family room and utility room and downstairs cloakroom. On the first floor there are three well-proportioned bedrooms and a modern fitted bathroom. The property also benefits from gas central heating to radiator and upvc double glazed windows. Outside there is a block paved driveway providing ample off road parking leading to a garage/store and to the rear a generous lawned garden backing onto the open fields.

Three Bedroom Detached Home | Open Filed Views To The Rear | Kitchen Breakfast Room | EPC Rating D

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See things differently.



Utility Room - 6'4" x 4'6" (1.93m x 1.37m) With fitted worktop, range of wall units, space and plumbing for washing machine and tumble dryer. LVT flooring and door leading to:

Downstairs Cloakroom - Low level WC, wash hand basin and LVT flooring.

First Floor Landing - Double glazed window to the side and door leading through to:



Master Bedroom - 14'4" x 11'3" (4.37m x 3.43m) UPVC double glazed window to the front, radiator and power points.

Bedroom Two - 12'11" x 11'2" (3.94m x 3.4m) UPVC double glazed window to the rear, built-in airing cupboard housing boiler supplying hot water and central heating, radiator, access to the loft and power points.

Bedroom Three - 9'2" x 7'9" (2.8m x 2.36m) UPVC double glazed window to the front, radiator and power points.

Family Bathroom - Modern fitted suite comprising panelled bath with wall mounted power shower and glass screen, low level WC, wash hand basin with cupboards below, wet boards, heated towel rail and frosted window.

Outside - To the front of the property there is a block paved driveway providing ample off road parking leading to a garage/Store (9'5" x 8'1") with up and over door, power and light. To the rear the garden is a particular feature of the property with views over open fields, large wood decked patio area, laid to lawn garden with attractive flower and shrub borders.

ACCOMMODATION

Entrance Door Leading To:

Entrance Hall - With staircase leading to the first floor, LVT flooring, radiator, coved ceiling and door leading through to:

Lounge - 15'4" x 12'6" (4.67m x 3.8m) UPVC double glazed window to the front, radiator, coved ceiling, power points, TV point and archway through to:

Dining Room - 12'2" x 9'10" (3.7m x 3m) UPVC double glazed window to the rear, coved ceiling, radiator, power points and serving hatch to the kitchen.

Kitchen Breakfast Room - 17'4" x 12' (max) (5.28m x 3.66m (max)) Modern fitted units comprising single drainer sink unit with cupboard below, excellent range of wall and base units, built-in oven and hob with extractor above, integrated dishwasher, space for fridge freezer, LVT flooring part tiled walls, UPVC double glazed bi folding doors and window to the rear, door leading through to:



LOCAL AUTHORITY

South Kesteven

TENURE

To be advised

COUNCIL TAX BAND

C