



NORTH ROAD, LINCOLNSHIRE, PE10 9BT  
**£200,000 FREEHOLD**

**Winkworth**

## NORTH ROAD, LINCOLNSHIRE, PE10 9BT

**SOLD PRIOR TO MARKETING! A fantastic opportunity to purchase this two/three bedroom semi detached period home in need of complete renovation. The property is located in one of Bourne's most sought after locations with great accommodation comprising, entrance hall, lounge, separate dining room, kitchen, utility room, two generous first floor bedrooms and a upstairs bathroom/bedroom three. Outside there is space to create a driveway to the front and to the rear a large garden. Please call 01778 392807 for more information.**

### **Entrance Hall**

**Lounge** - 12'4" x 11'9" (3.76m x 3.58m)

**Dining Room** - 12'7" x 12'6" (3.84m x 3.8m)

**Kitchen** - 10'4" x 9'7" (3.15m x 2.92m)

**Utility Room** - 8'5" x 7'5" (2.57m x 2.26m)

### **First Floor Landing**

**Bedroom One** - 16' x 12'5" (4.88m x 3.78m)

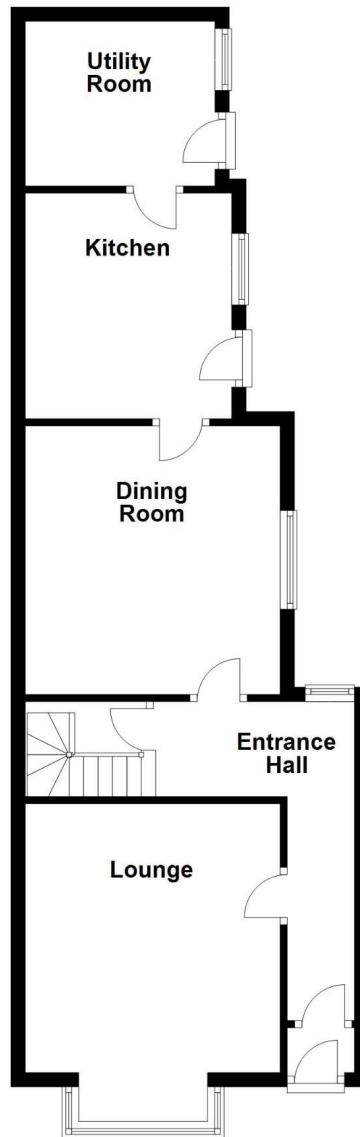
**Bedroom Two** - 12'5" x 9'5" (3.78m x 2.87m)

**Bathroom/Bedroom Three** - 9'7" x 9'4" (2.92m x 2.84m)



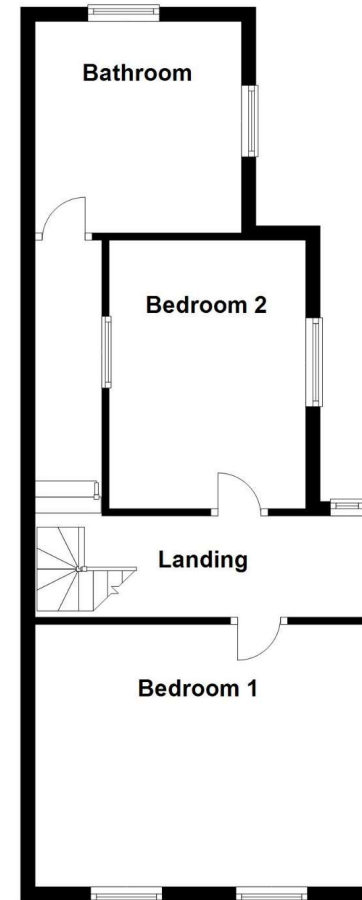
### Ground Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



### First Floor

Approx. 47.3 sq. metres (508.9 sq. feet)



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

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[winkworth.co.uk](http://winkworth.co.uk)

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