

**Cedar Drive, 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 128.2 sq. metres (1380.0 sq. feet)



**20 Cedar Drive, Bourne, Lincolnshire, PE10 9SQ**

O.I.E.O. £350,000 Freehold

Winkworth are delighted to offer for sale this extended three/four bedroom detached bungalow located within walking distance of the town centre with stunning views over Bourne Woods. This is not a standard bungalow as the bungalow has been extended to the front to provide a study/snug/4th bedroom yet still retaining the detached double garage in front. The property benefits from, lounge and dining room, kitchen/breakfast room with utility room off, two upvc double glazed conservatory's, modern fitted bathroom suite, upvc double glazed windows and gas central heating with replacement boiler. Outside there is an easy to maintain garden with fantastic views across Bourne woods making this bungalow a must view.

Large Three/four Bedroom Detached Bungalow | Detached Double Garage | Views Over Bourne Woods | Private Rear Garden | EPC Rating C

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See things differently.



**Kitchen Breakfast Room** - 14'9" x 9'8" (4.5m x 2.95m) Extensive range of fitted units comprising one and half bowl sink unit with cupboard below, excellent range of wall and base units, stainless steel oven and hob with extractor fan above, space and plumbing for dishwasher, space for fridge, part tiled walls, laminate flooring, dado rail, UPVC double glazed window to the side and door leading through to utility room and door through to:

**Conservatory** - 12'9" x 6'10" (3.89m x 2.08m) Being half brick with UPVC double glazed windows and doors on the side, tiled flooring.

**Utility Room** - Fitted work surface, space and plumbing for washing machine, space for tumble dryer, laminate flooring, large walk-in storage cupboard and door leading through to:



**Study/Snug** - 16' x 9'3" (4.88m x 2.82m) With an attractive newly fitted living flame gas fire, laminate flooring UPVC double glazed windows to front and side, radiator, telephone point and TV point.

**Inner Hall** - Dado rail, access to the loft, built-in airing cupboard and door leading to:

**Bedroom One** - 13'2" x 11'1" (4.01m x 3.38m) Built-in wardrobes, UPVC double glazed windows to rear and side, radiator, covered ceiling and power points.

**Bedroom Two** - 11'1" x 10'7" (3.38m x 3.23m) UPVC double glazed window to the front, radiator, power points and covered ceiling.

**Bedroom Three** - 9'10" x 8'7" (3m x 2.62m) UPVC double glazed window to the rear, radiator, covered ceiling and power points.

**Bathroom** - A modern fitted suite comprising P-shaped bath with wall mounted shower and glass screen, low level WC, wash hand basin set in unit with cupboards below, fully tiled walls, tiled flooring, heated towel rail and UPVC double glazed frosted window.

**Outside** - To the front there is a paved driveway providing off road parking leading to a DETACHED DOUBLE GARAGE with two up and over doors, power and light. The rear garden is of a particular note being a private secluded garden with views over Bourne woods. There is a paved patio area leading on to laid to lawn garden with attractive flower and shrub borders, fencing to all sides and side access.

## ACCOMMODATION

**Entrance Door Leading To:**

**Entrance Hall** - With dado rail, coved ceiling, telephone point, door leading through to the dining room and door leading through to:

**Shower Room** - Low level WC, wash hand basin, fully tiled shower cubicle with wall mounted shower, coved ceiling, radiator and UPVC double glazed frosted window.

**Dining Room** - 11'2" x 10'2" (3.4m x 3.1m) UPVC double glazed window overlooking the front, coved ceiling, radiator, dado rail, power points, door to the kitchen and archway through to:

**Lounge** - 16'4" x 13'2" (4.98m x 4.01m) With attractive feature fireplace with gas coal effect fire, coved ceiling, dado rail, radiator, power points, door to inner hall and door leading through to:

**Conservatory** - 11' x 8' (3.35m x 2.44m) Being half brick with UPVC double glazed windows and doors on to the rear garden and views over Bourne woods.



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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