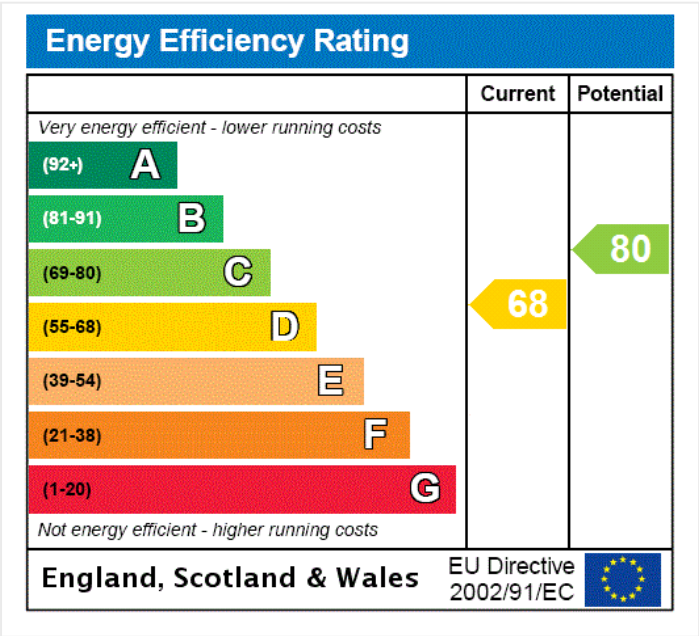


Oak Crescent, Bourne, Lincolnshire

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.



3 Oak Crescent, Bourne, Lincolnshire, PE10 9SD

O.I.E.O. £325,000 Freehold

Winkworth are delighted to offer for sale this superbly presented three bedroom detached bungalow located in a fantastic position overlooking a green in this highly sought after position. The property is offered for sale with no ongoing chain and benefits from, entrance hall, lounge, kitchen/dining room, conservatory with utility room off, three generous bedrooms and shower room with separate wc. Outside there is a block paved driveway providing ample off-road parking leading to the converted garage/store. The rear garden is mainly paved and gravelled with attractive flower and shrub borders and is fully enclosed.

Three Bedroom Detached Bungalow | Single Garage | Shower Room & Separate WC | Kitchen/Breakfast Room | EPC Rating D | Council Tax Band C

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ACCOMMODATION

Entrance Porch - UPVC double glazed door to side, UPVC double glazed door to hall, radiator and access to the loft which has a max head height of 2m with lighting and is the length of the property providing good storage space.

Lounge - 16'2" x 14'8" (4.93m x 4.47m) UPVC double glazed bow window to rear, feature fireplace and radiator.

Kitchen/Breakfast Room - 16'2" x 11'10" (max) (4.93m x 3.6m (max)) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, hob with extractor above, dishwasher and radiator. Arch to conservatory/garden room.

Conservatory/Garden Room - 13'3" x 7'6" (4.04m x 2.29m) UPVC construction with glass roof, powered roof blinds, sliding doors to garden and radiator.

Utility Room - 8'4" x 8' (2.54m x 2.44m) Refitted with a range of base and wall mounted units with work surfaces over. Stainless steel sink unit with mixer tap, plumbing for automatic washing machine, plumbing for tumble dryer, fridge space and UPVC double glazed window to rear and under floor heating.



Bedroom One - 11'8" x 11'4" (3.56m x 3.45m) UPVC double glazed bow window to front, wardrobes and radiator.

Bedroom Two - 10' x 8'4" (3.05m x 2.54m) UPVC double glazed bow window to front, fitted wardrobes and radiator.

Bedroom Three - 11'2" x 8'5" (3.4m x 2.57m) UPVC double glazed window to side and radiator.

Shower Room - Fitted with a three-piece suite with part tiled walls and comprising of wash hand basin and shower cubicle with electric shower, heated towel rail. and WC. Cupboard with condensing combi and water softener and UPVC double glazed window to side.



Separate WC - One-piece low-level toilet, part tiled with UPVC double glazed window to side.

Outside - Front: Driveway with off road parking, front garden has a mixture of mature shrubs within gravel, raised flower borders which are set back and benefit from overlooking playing fields.

Rear: Low maintenance garden enclosed by fencing with flower borders within gravel, sheds both with light and power and gated side access.

Garage - Up and over door, light and power connected with approximately half available for storage.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

