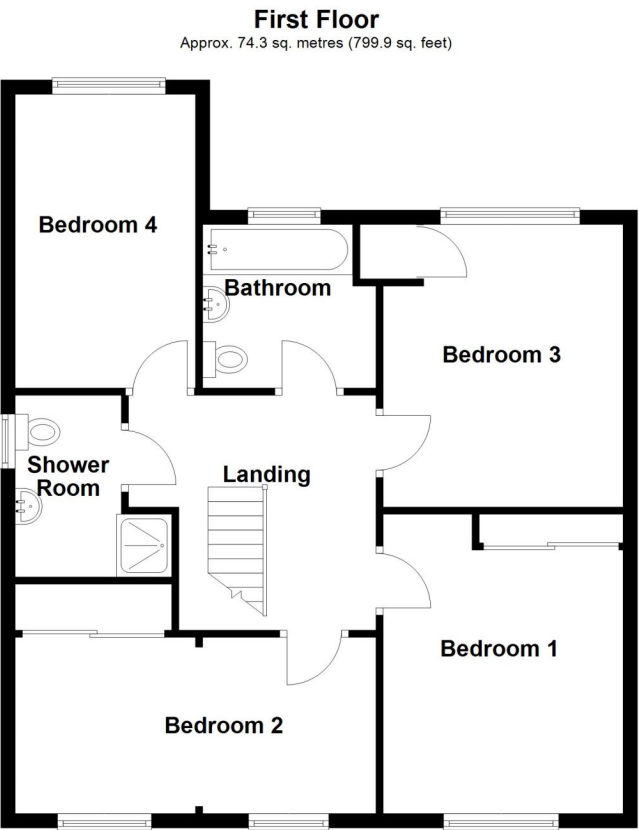
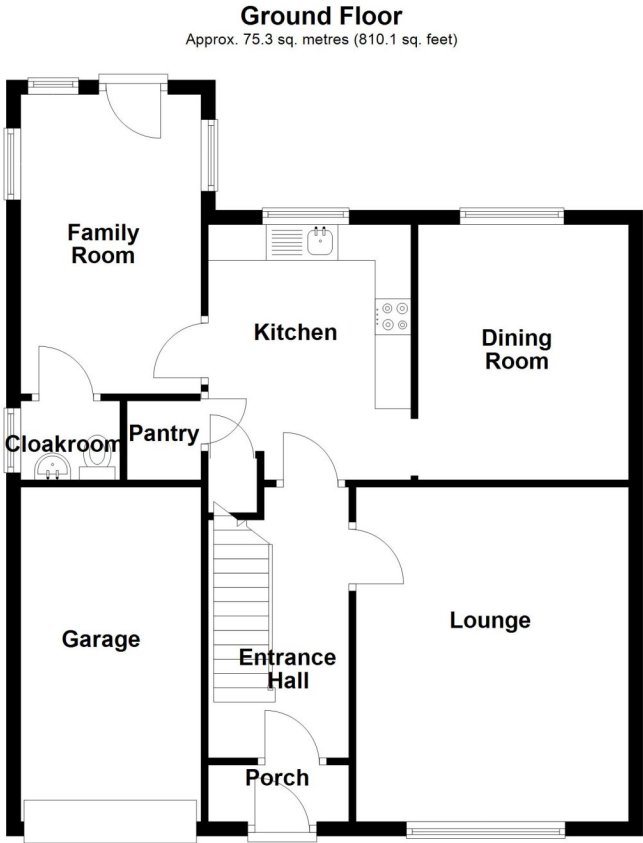


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Total area: approx. 149.6 sq. metres (1609.9 sq. feet)



51 Northfields, Bourne, Lincolnshire, PE10 9DB

OIEO £375,000 Freehold

Winkworth are delighted to offer for sale this stunning extended and much improved four bedroom detached family home located in this highly sought after location just off Mill Drove. The property offers excellent family accommodation benefiting from, lounge, separate dining room, family room/home office, fitted kitchen and downstairs cloakroom. On the first floor there are four well proportioned bedrooms plus a family bathroom and separate shower room. Outside there is a driveway providing ample off road parking leading to a single garage and to the rear a generous fully enclosed lawned garden. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
[winkworth.co.uk/bourne](https://www.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

[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

See things differently.



Family Room/Home Office - 13'8" x 7'4" (4.17m x 2.24m) With wood effect flooring, radiator, power points, upvc double glazed windows to the rear and side and door to the rear garden.

Downstairs Cloakroom - With low level wc, wash hand basin and frosted window.

First Floor Landing - With door leading to:



Bedroom One - 14'2" x 11'2" (4.32m x 3.4m) With fitted wardrobes, upvc double glazed window to the front, radiator and power points.

Bedroom Two - 16'4" x 8'1" (4.98m x 2.46m) With two upvc double glazed windows to the front, built in wardrobes, radiator and power points.

Bedroom Three - 13' x 11'1" (3.96m x 3.38m) With upvc double glazed window to the rear, built in cupboard, radiator and power points.

Bedroom Four - 14'3" x 7'5" (4.34m x 2.26m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Shower Room - With walk in shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring, radiator and frosted window.

Outside - To the front there is a driveway providing ample off road parking leading to a SINGLE GARAGE with electric door, power and light. The rear garden is a generous size with paved patio leading onto a mainly lawned garden with attractive flower and shrub borders and fully enclosed by fencing.

ACCOMMODATION

Porch - With door leading to:

Entrance Hall - With wood effect flooring, radiator, power points, stairs leading to the first floor and door leading to:

Lounge - 15'3" x 12'6" (4.65m x 3.8m) With attractive feature fireplace, radiator, power points and upvc double glazed window to the front.

Dining Room - 11'9" x 9'8" (3.58m x 2.95m) With tile effect flooring, radiator, power points and upvc double glazed window to the rear.

Kitchen - 11'8" x 8'5" (3.56m x 2.57m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in electric oven and gas hob with extractor above, integrated fridge freezer, integrated dishwasher, walk in larder cupboard with space and plumbing for washing machine, under stairs storage cupboard, tile effect flooring, upvc double glazed window to the rear and door leading to:



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C