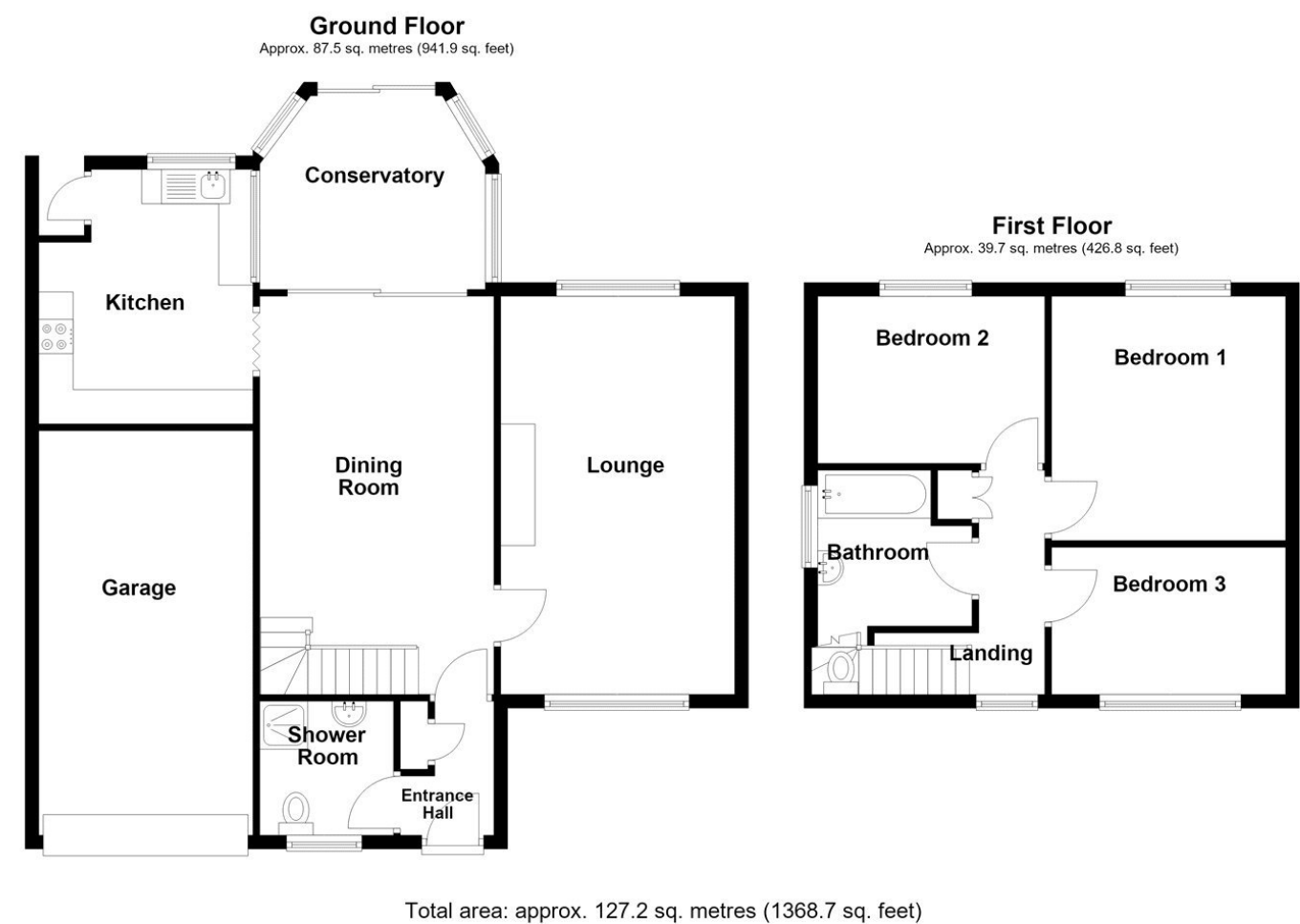


Mill Drove, Bourne, Lincolnshire

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.



72 Mill Drove, Bourne, Lincolnshire, PE10

£250,000 Freehold

****NO CHAIN**** Situated in one of Bourne's most sought-after residential locations, this established extended three-bedroom semi-detached home offers spacious accommodation, an impressive frontage and a mature rear garden. Offered for sale with no ongoing chain, the property presents an excellent opportunity for buyers looking to create a lovely family home. The accommodation includes an entrance hall, ground floor shower room, spacious lounge, separate dining room, kitchen and conservatory overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from an extensive gated block-paved driveway providing ample off-road parking and access to the attached single garage. To the rear is an established garden featuring generous paved patio areas, mature planting and a useful timber outbuilding, providing an attractive

NO Chain | Sought After Location | Extended three bedroom Semi | Generous Drive with Lots of Parking

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ACCOMMODATION

Entrance Hall - With built in storage cupboard, door to the dining room and door to:

Shower Room - 6'5" x 5'6" (1.96m x 1.68m) With shower cubicle, low level wc, wash hand basin, radiator, tiled walls and frosted window.

Lounge - 19' x 11'2" (5.8m x 3.4m) With laminate flooring, feature fire, upvc double glazed windows to the front and rear, radiator and power points.

Dining Room - 19' x 11'2" (5.8m x 3.4m) With laminate flooring, radiator, power points, stairs leading to the first floor and sliding doors to:

Conservatory - 10'1" x 8'6" (3.07m x 2.6m) Being half brick with upvc double glazed windows and sliding doors to the rear garden.

Kitchen - 12' x 9'6" (3.66m x 2.9m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge, space and plumbing for washing



machine, tiled flooring, part tiled walls, radiator, upvc double glazed window to the rear and door to rear.

First Floor Landing - With upvc double glazed window to the front, built in airing cupboard housing gas boiler.

Bedroom One - 12'1" x 11'5" (3.68m x 3.48m) With extensive fitted wardrobes, upvc double glazed window to the rear, radiator and power points.

Bedroom Two - 11'2" x 8'9" (3.4m x 2.67m) With fitted wardrobes, upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 11'5" x 7' (3.48m x 2.13m) With extensive wardrobes, upvc double glazed window to the front, radiator and power points.

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

Outside - The property enjoys an impressive gated frontage with an extensive block-paved driveway providing ample off-road parking and access to the attached single garage. Mature hedging and beautifully maintained planted borders provide an attractive setting and a good degree of privacy.

The established rear garden is predominantly paved for ease of maintenance, featuring generous patio areas ideal for outdoor entertaining and relaxation. Mature trees, shrubs and well-stocked borders provide a good degree of privacy, with the added benefit of a useful timber outbuilding.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B