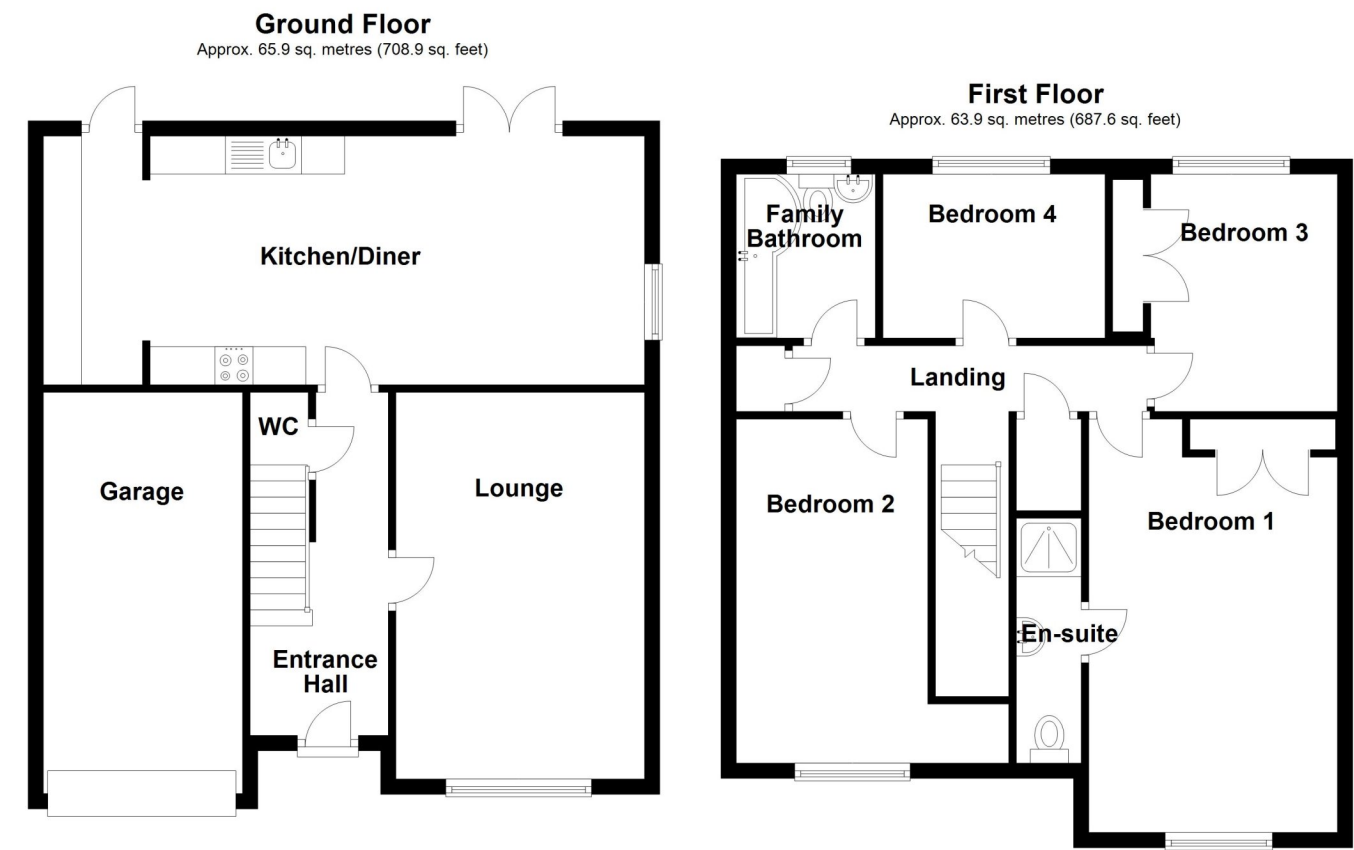
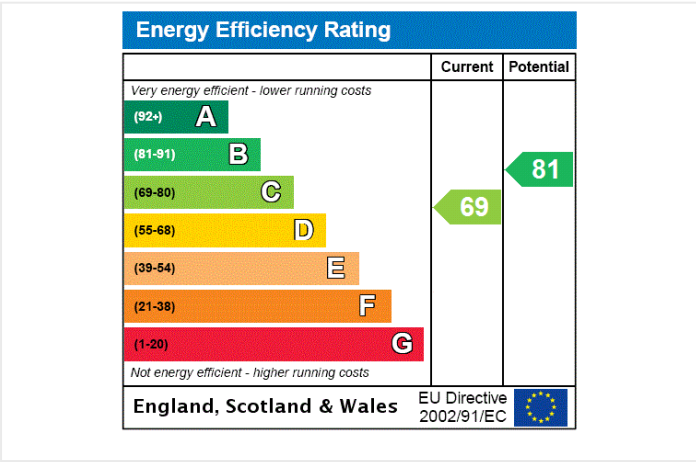


Hamilton Close, Bourne

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.



Total area: approx. 129.7 sq. metres (1396.5 sq. feet)



3 Hamilton Close, Bourne, PE10 9PL

£395,000 Freehold

Winkworth are delighted to offer for sale this fantastic newly renovated four bedroom detached family home located in this popular development to the northern side of Bourne. The property offers great family space benefiting from, lounge, new kitchen/breakfast room with french doors onto the garden, downstairs cloakroom, master bedroom with en-suite, three further bedrooms and family bathroom. The property also benefits from gas central heating to radiators with a new combi boiler and upvc double glazed windows and doors. Outside there is a driveway providing ample off road parking leading to a single garage and to the rear a generous part walled rear garden. Please call 01778 392806 for more information.

4 Bedroom Detached House | Stunning Kitchen/Dining Room | En Suite to Master Bedroom | Single Garage | South Facing Garden | EPC Rating C

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ACCOMMODATION

Door leading through to:

**Entrance Hall** - With laminate flooring, vertical radiator, stairs to first floor landing and door leading to

**Downstairs Cloakroom** - Refitted with a two piece suite comprising wash hand basin with cupboards under, low level WC, radiator and laminate flooring.

**Lounge** - 16' x 10' (4.88m x 3.05m) UPVC double glazed window to front aspect, radiators, TV point, telephone point and laminate flooring.

**Kitchen/Dining Room** - 20'9" x 10'1" (6.32m x 3.07m) A fantastic bright and spacious room with new fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units with fitted worktops and upstands, built in induction hob with extractor above, two built in single ovens, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, laminate flooring, vertical radiator, french doors and windows overlooking the rear.

**First Floor Landing** - With two built in storage cupboards and loft access.



**Bedroom One** - 17' x 10'9" (5.18m x 3.28m) UPVC double glazed window to front aspect, radiator, power points and door leading to

**En Suite** - Refitted with a three piece suite comprising shower cubicle, wash hand basin with cupboards under, low level WC, UPVC double glazed window and heated towel rail.

**Bedroom Two** - 11' x 8' (3.35m x 2.44m) UPVC double glazed window to front aspect, radiator, wardrobe recess.

**Bedroom Three** - 10' x 9' (3.05m x 2.74m) UPVC double glazed window to rear aspect, radiator.

**Bedroom Four** - 9' x 6' (2.74m x 1.83m) UPVC double glazed window to rear aspect, radiator.

**Bathroom** - Refitted suite comprising, panelled bath with shower and glass screen, low level wc, wash hand basin with cupboards below, heated towel rail and frosted window.

**Outside** - The front garden is open plan and low maintenance with a driveway leading to a single garage. To the rear there is a part walled and fully enclosed rear garden being mainly laid to lawn with paved patio area and further decked patio to the rear.

**Single Garage** - With electric up and over roller door.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

