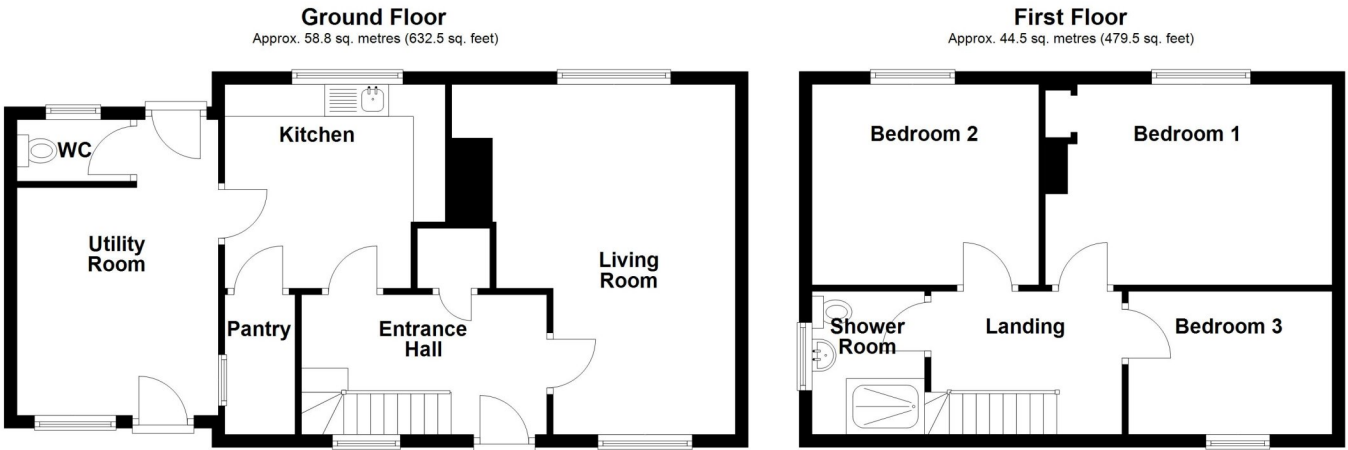


EPC TO FOLLOW



Total area: approx. 103.3 sq. metres (1112.0 sq. feet)



63 Ancaster Road, Bourne, Lincolnshire, PE10 9HN

OIEO £215,000 Freehold

An established three bedroom end of terraced home located in this popular location within walking distance of the town centre with large rear garden. The property offers huge potential to improve further with accommodation comprising, entrance hall, lounge, kitchen, large utility room and cloakroom off. On the first floor there are three well-proportioned bedrooms and a shower room. Outside there is a generous driveway and lawned garden providing plenty of off road parking and to the rear a large lawned garden making this home a mist view. Please call 01778 392807 for more information.

Three Bedroom End Terrace | Large front and Rear Gardens | Plenty of Off Road Parking
| Gas Central Heating | UPVC Double Glazed Windows | Huge Potential | Close To The
Town Centre

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
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See things differently.



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, built in storage cupboard, power points and door leading to:

Lounge - 18'6" (5.64) x 14'7" (4.45) (narrowing to 10'4" (3.15)) With feature fireplace, laminate flooring, upvc double glazed windows to the front and rear, radiator and power points.

Kitchen - 11'3" x 10'6" (3.43m x 3.2m) With fitted units comprising, single drainer sink with cupboard below, range of fitted units, space for cooker, space for fridge, wall in pantry with window, wall mounted gas boiler supplying hot water and central heating, upvc double glazed window to the rear and door leading to:

Utility Room - 14'2" x 10'5" (4.32m x 3.18m) With doors to the front and rear, upvc double glazed window to the front, power and light and door leading to:

Downstairs Cloakroom - With low level wc.



First Floor Landing - With upvc double glazed window to the front and door leading to:

Bedroom One - 14'4" x 10'4" (4.37m x 3.15m) With upvc double glazed window to the rear, radiator, fitted wardrobe, radiator and power points.

Bedroom Two - 11'1" x 10'4" (3.38m x 3.15m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 10'5" x 7'3" (3.18m x 2.2m) With upvc double glazed window to the front, radiator and power points.

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

Outside - To the front there is a generous lawned garden with driveway providing plenty of off road parking. The rear garden is again a generous size being fully eclosed and mainly lawned.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

A