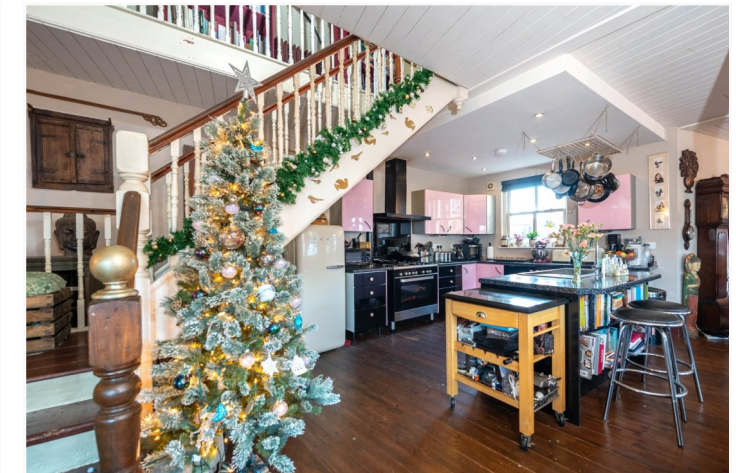
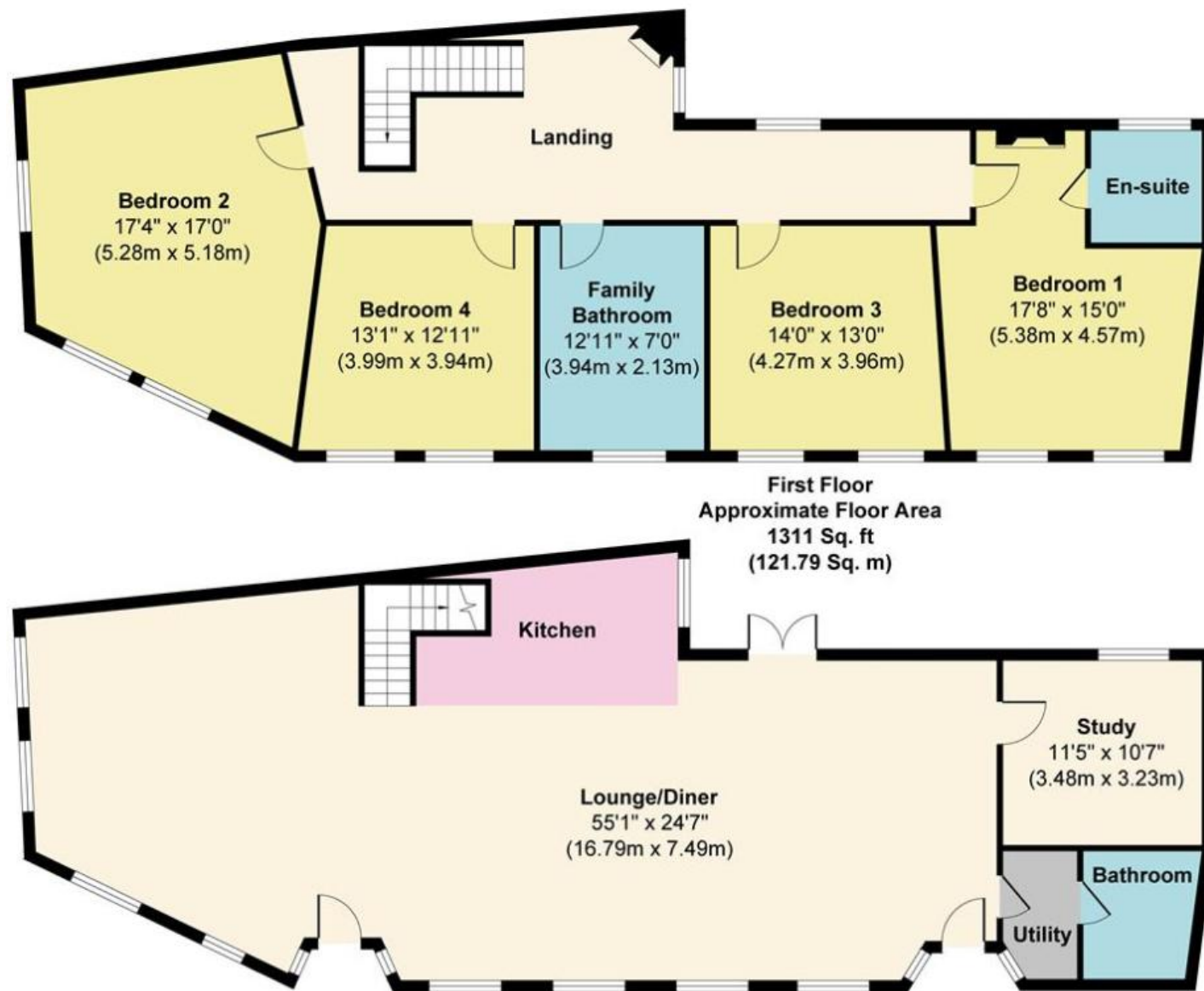


Victoria Place, Bourne, Lincolnshire

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Victoria Place, Bourne



32 Victoria Place, Bourne, Lincolnshire, PE10 9LJ

£325,000 Freehold

NO CHAIN! Winkworth are delighted to offer for sale this individual character property offering fantastic accommodation that really must be viewed to fully appreciate. Dating back to the early 1900s this former shop offers a wealth of character and charm with a spectacular 55ft open plan lounge/dining room and kitchen, separate office, downstairs bathroom and utility room. On the first floor the master bedroom benefits from an en-suite shower room, there are three further generous bedrooms and a family bathroom. The property also benefits from, stripped wooden flooring downstairs, sash windows, gas central heating to radiators. Outside there is a fully enclosed courtyard garden and on street parking so please call 01778 392807 for more information.

Four Bedroom Terraced House | Large Open Plan Living Space | Two Bathrooms and an En Suite | No Onwards Chain | EPC Rating C | Council Tax Band D

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ACCOMMODATION

Open Plan Lounge Kitchen Diner - 55'1" x 24'7" (16.8m x 7.5m)
 Accessed via two part-glazed doors this large open plan living space offers exceptionally flexible living space across the majority of the ground floor. Formerly a large shop space it was converted to a house by the current occupiers and features a unique, characterful family space with solid wood flooring that is arranged at present;

- * Lounge.
- * Kitchen Snug Area.
- * Dining Area.

Lounge Area - The lounge area features two cast iron radiators, TV point, phone point and three double glazed sash windows to the front and side aspect.

Kitchen With Snug - The kitchen is fitted with a range of base and wall units to two walls with an island unit containing a stainless steel sink and drainer, there is a range cooker with extractor hood, space for a fridge freezer and double glazed sash windows to the side aspect.

The snug sits opposite the kitchen and features a cast iron radiator and two double glazed sash windows to the front aspect.

Dining Area - The dining area features, double doors to the rear garden, TV point, cast iron radiator and two double glazed sash windows to the front aspect.



Study - 11'5" x 10'7" (3.48m x 3.23m) Featuring cast iron radiator, solid wood flooring, phone point and double glazed sash windows to the rear aspect.

Utility Room - 4'3" x 7'6" (1.3m x 2.29m) With worktop and plumbing for a washing machine.

Bathroom - Fitted with a three piece white suite comprising roll top bath, WC and wash hand basin in vintage vanity unit, tiled floor, extractor fan and radiator.

First Floor Landing - With cast iron radiator, TV point, feature cast iron fireplace, two double glazed sash windows to the rear aspect.

Bedroom One - 17'8" x 15'1" (5.38m x 4.6m) With cast iron radiator, TV point, feature cast iron fireplace, two double glazed sash windows to the front aspect and a door to;

En-Suite Shower Room - Fitted with a three piece white suite comprising large walk-in shower, WC and pedestal wash hand basin, extractor fan, chrome heated towel rail and frosted double glazed sash window to the rear aspect.

Bedroom Two - 17' x 17'4" max (5.18m x 5.28m max) With two cast iron radiators, TV point and three double glazed sash windows to the front & side aspect.

Bedroom Three - 14' x 13' (4.27m x 3.96m) With cast iron radiator and two double glazed sash windows to the front and TV point.

Bedroom Four - 12'11" x 13'1" (3.94m x 4m) With cast iron radiator and two double glazed sash windows to the front aspect and TV point.

Family Bathroom - Fitted with a four piece white suite comprising large glass shower cubicle with mains shower, bath, WC and his & hers sinks in large vanity unit. With tiled floor, tiled splashbacks, chrome heated towel rail, extractor fan and light tube.

Outside - To the rear, the property features an established, walled, courtyard garden with light and gated access to the front of the property.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D