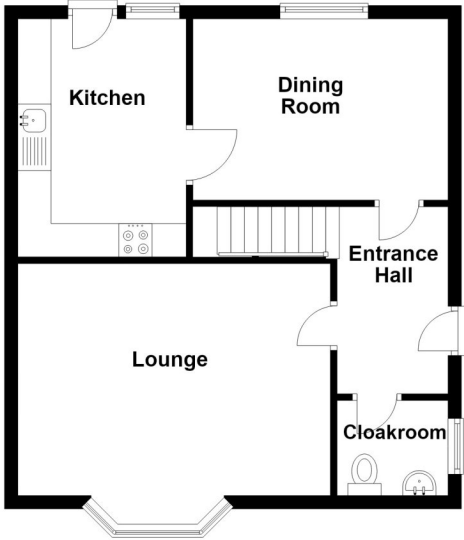
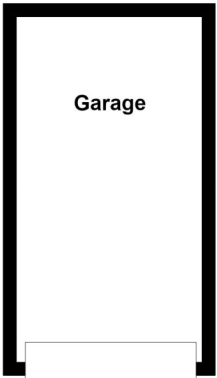
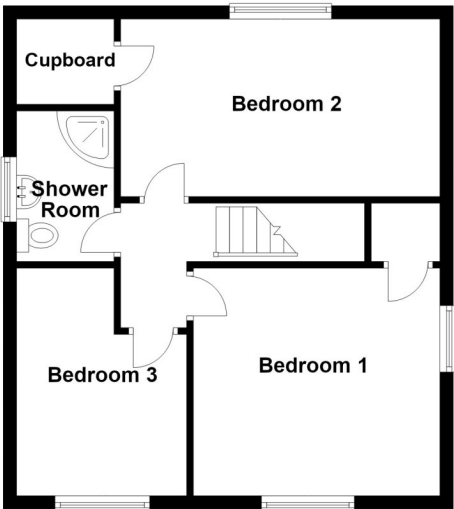


EPC TO FOLLOW

Ground Floor
Approx. 61.1 sq. metres (657.8 sq. feet)



First Floor
Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 106.7 sq. metres (1148.9 sq. feet)



3 Viking Close, Bourne, Lincolnshire, PE10 9SF

£285,000 Freehold

This impressive three-bedroom detached home, built by Parker Homes, occupies a pleasant position at the end of a small cul-de-sac, ideally situated within walking distance of Bourne town centre and Bourne Woods. The accommodation is well arranged and includes an entrance hall, downstairs cloakroom, spacious lounge with bay window, modern fitted kitchen and separate dining room. Upstairs, there are three bedrooms, together with a shower room and useful storage cupboard. Outside, the property benefits from a detached garage, while its tucked-away cul-de-sac setting provides a particularly appealing location. With excellent access to the town's shops, schools and amenities, as well as the attractive walks through Bourne Woods, this is a superb home for buyers looking for convenience combined with a quieter residential setting.

Disclaimer: Some images have been digitally enhanced for marketing purposes, including adjustments to lighting, colours and the removal of certain items. Images are for illustrative purposes only and may differ slightly from the property's actual appearance.

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See things differently.



Bedroom One - 11'5" x 11'9" (3.48m x 3.58m) With upvc double glazed window, radiator, power points and over stairs storage/wardrobe.

Bedroom Two - 15' x 8'5" (4.57m x 2.57m) With walk in storage cupboard housing gas central heating boiler and shelving, radiator, upvc double glazed window to rear.

Bedroom Three - 9'9" x 8'5" (2.97m x 2.57m) With upvc double glazed window, radiator and power points.

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

Outside - To the front there is a gravelled driveway providing ample off road parking leading to:

Oversized Garage - With up and over door, power and light.

Rear Garden - The partly walled rear garden features a paved patio area, ideal for outdoor dining and entertaining, leading onto a predominantly lawned garden offering an attractive space in which to sit, relax and enjoy the surroundings.

ACCOMMODATION

Entrance Hall - Wit stairs leading to the first floor, radiator, power points and door leading to.

Downstairs Cloakroom - Low level WC, pedestal wash hand basin, radiator and frosted window.

Lounge - 15'3" x 13'6" (4.65m x 4.11m) Coal effect electric fire, polished stone hearth and mantle, radiator, TV point and upvc double glazed bay window to the front.

Dining Room - 11'10" x 8'3" (3.6m x 2.51m) With deep under stairs storage cupboard, radiator, upvc double glazed window to the rear and door to.

Kitchen - 11'7" x 8'7" (3.53m x 2.62m)

First Floor Landing - Access to the loft and door to



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

