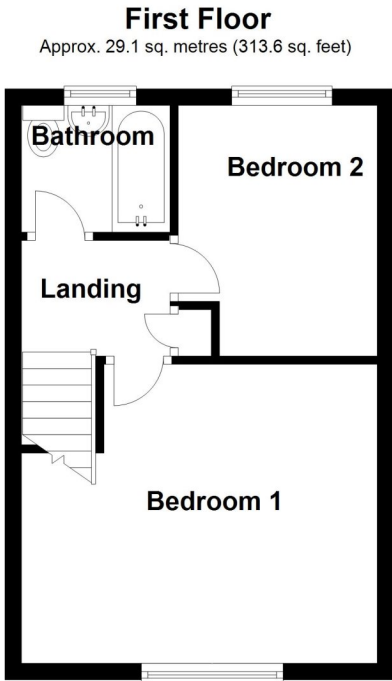
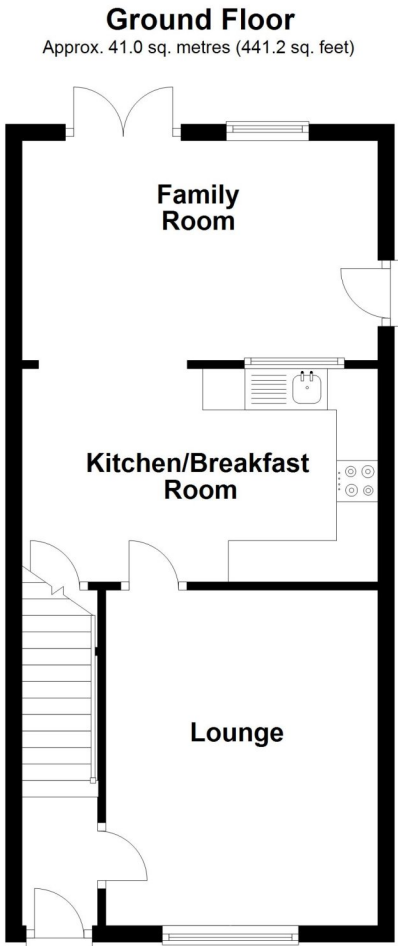
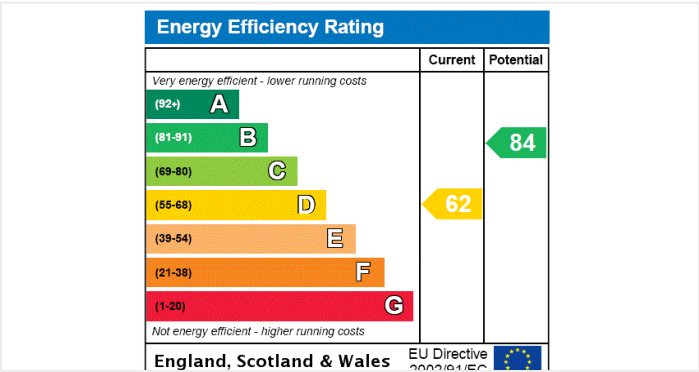


Baldwin Grove, Bourne, Lincolnshire

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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. 70.1 sq. metres (754.9 sq. feet)



33 Baldwin Grove, Bourne, Lincolnshire, PE10 9TQ

£190,000 Freehold

An extended two bedroom end of terraced home located in small cul-de-sac within walking distance of the town centre. The offers deceptive accommodation benefiting from entrance hall, lounge, kitchen/breakfast room, extended family room/home office, two bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is an easy to maintain fully enclosed rear garden and to the front off road parking. EPC Band D

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bourne@winkworth.co.uk
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See things differently.



Bedroom Two - 11'4" x 7'7" (3.45m x 2.3m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - With panelled bath with wall mounted shower, low level wc, wash hand basin, radiator and frosted window.



Outside - The driveway provides off road parking to the front of the property. The enclosed rear garden has been designed for easy maintenance.

LOCAL AUTHORITY
South Kesteven District Council

TENURE
Freehold

COUNCIL TAX BAND
B

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to.

Lounge - 13'4" x 10'10" (4.06m x 3.3m) With upvc double glazed window to the front, radiator, power points, tv point and door leading to.

Kitchen/Breakfast Room - 14'2" x 8'3" (4.32m x 2.51m) With wall and base units, cooker point, extractor hood, plumbing for washing machine, fridge space, work surface, wall tiling, sink unit, radiator, storage cupboard and open access to

Family Room - 14'2" x 8'9" (4.32m x 2.67m) With radiator, window to rear aspect, side external door and French doors opening to the rear garden.

First Floor Landing - With door leading to

Bedroom One - 13'10" x 9'4" (4.22m x 2.84m) With upvc double glazed window to the front, radiator and power points.

