
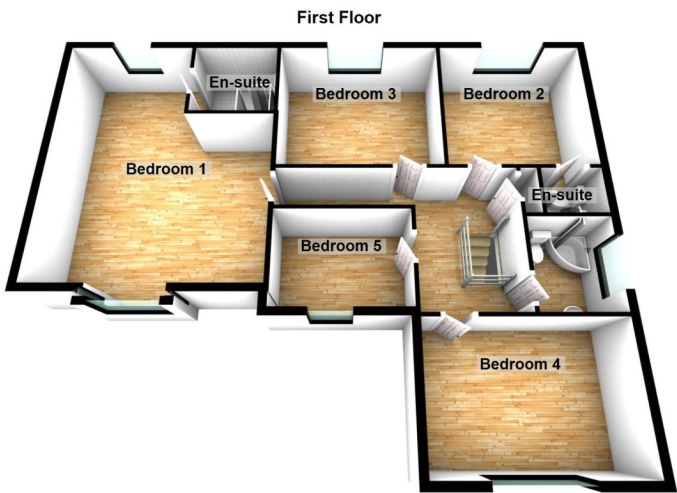
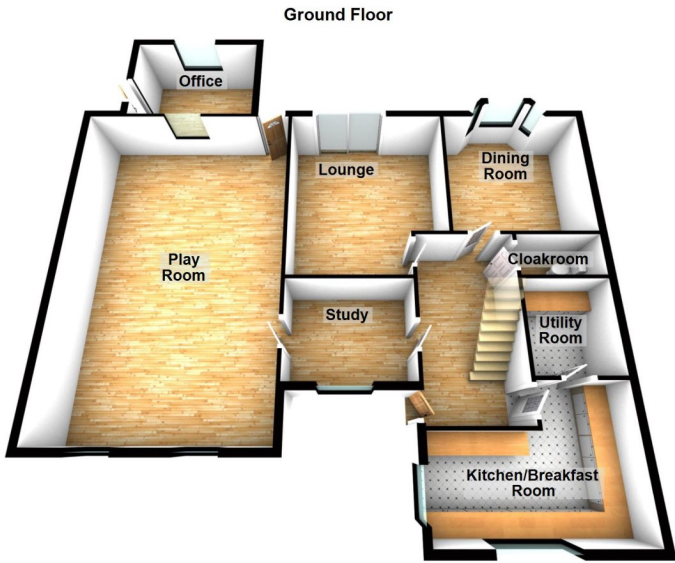


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 67 Mill Drove, Bourne, Lincolnshire, PE10 9YD

£425,000 Freehold

Winkworth are delighted to offer for sale this spacious five bedroom detached family home located in one of Bourne's most sought after roads. The property offers fantastic family space benefiting from, lounge, dining room and study, 28ft play room (formally the double garage) kitchen/breakfast room with utility off. On the first floor there is a spacious master bedroom with en-suite, further guest bedroom with en-suite, three further bedrooms and family bathroom. Outside there is a driveway providing ample off road parking and to the rear a pawned garden with side access. This house has no ongoing chain and we would strongly recommend an internal viewing.

Five bedroom detached home | 3 reception rooms | 28ft playroom (formally the garage)  
| 2 en-suite shower rooms | sought after location | no chain

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See things differently.





ACCOMMODATION

Part glazed door to:

Entrance Hall - Stairs to the first floor landing, radiator

Downstairs Cloakroom - Fitted with a two piece suite comprising low level WC and pedestal wash hand basin, radiator, UPVC double glazed window to side aspect

Lounge - 15'1" x 13'4" (4.6m x 4.06m) Feature living flame gas fire with marble inset and hearth, TV point, two electric points for wall lights, telephone point, two radiators, double glazed sliding patio door to the rear

Dining Room - 15'7" x 11'6" (4.75m x 3.5m) Double glazed walk in bay window to the rear, double radiator, two electric points for wall lights

Study - 9'9" x 8'2" (2.97m x 2.5m) Radiator, UPVC double glazed window to front aspect, through to

Play Room - 28'8" x 17'5" (8.74m x 5.3m) With two UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, three radiators. Formerly the double garage, now converted and extended which is being used as a games room

Kitchen/Breakfast Room - 15'1" x 12'3" (4.6m x 3.73m) Fitted with a range of base, drawer an wall mounted units, fitted worktops, one and a quarter stainless steel sink and drainer unit, integrated dishwasher and fridge,



matching breakfast bar, space for Rangemaster, corner display shelving, glazed display cabinet, fly shelf with spotlights, integrated wine rack, under unit lighting, ceramic tiled floor, TV point, telephone point, radiator, UPVC double glazed window to front and side aspect

Utility Room - 8'1" x 7'3" (2.46m x 2.2m) Fitted work surface, space and plumbing for washing machine, stainless steel single drainer sink unit, larder cupboard, integrated wine rack, central heating boiler, UPVC double glazed window to the side, radiator and door to the side

Stairs To First Floor Landing - Retractable ladder access to loft space with light connected, walk-in airing cupboard, double glazed window

Bedroom One - 18'2" x 18' (5.54m x 5.49m) UPVC box window to front, double glazed window to the rear, telephone point, loft access, two radiators



En-Suite - Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and tiled shower cubicle, shaver point and light, extractor fan, radiator, wood unit double glazed window to rear

Bedroom Two - 13'7" x 11'10" (4.14m x 3.6m) UPVC double glazed window to the rear, radiator

En-Suite Shower Room - Fitted three piece suite comprising low level WC, pedestal wash hand basin and corner shower, extractor fan, shaver point and light, radiator, UPVC double glazed window to side aspect

Bedroom Three - 11'9" x 11'5" (3.58m x 3.48m) UPVC double glazed window to the rear, radiator



Bedroom Four - 15'2" x 8'11" (4.62m x 2.72m) UPVC double glazed window to the front, radiator

Bedroom Five - 9'10" x 8'4" (3m x 2.54m) UPVC double glazed window to the front, radiator

Bathroom - Fitted three piece suite comprising low level WC, pedestal wash hand basin and corner bath with mixer tap shower over, radiator, UPVC double glazed window to the side, extractor fan, shaver point and light

Outside - To the front the garden is open with a lawn area and shrub bed. There is an extensive gravel driveway providing private parking. To the rear the garden is enclosed by panel fencing and features lawned areas, paved patio, flower and shrub borders, summer house, outside tap and light

Outside Office - 9'2" x 11'3" (2.8m x 3.43m)



LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

E

