

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



**8A, Edenham Road, Hanthorpe, Bourne, Lincolnshire, PE10 ORB**

**£400,000 Freehold**

Winkworth are delighted to offer for sale this individual three bedroom detached chalet located on a none estate position with views across open fields to the front. The property is offered for sale with no ongoing chain and benefits from flexible accommodation benefiting from, lounge and separate dining room, study with bay window, kitchen/breakfast room with utility room off and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite shower room, there are two further bedrooms and a family bathroom. Outside there is a walled driveway providing ample off road parking leading to a large single garage (22ft x 11'11ft) and to the rear a generous lawned garden being fully enclosed with a wide variety of shrubs and trees providing a good degree of privacy. Please call 01778 392807 for more information.

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ACCOMMODATION

**Entrance Porch** - With tiled flooring, Built in storage/cloaks cupboard, personal door to the garage and door leading to:

**Entrance Hall** - With stairs leading to the first floor, laminate flooring, radiator, power points and door leading to:

**Downstairs Cloakroom** - With low level wc and wash hand basin.

**Lounge** - 20'1" x 13'5" (6.12m x 4.1m) With attractive feature fireplace, upvc double glazed french doors onto the rear garden and further window to the side, radiator, power points, double opening doors to the study/living area and door leading to:

**Dining Room** - 11'9" x 11'9" (3.58m x 3.58m) With laminate flooring, french doors onto the rear garden, radiator and power points.

**Study** - 13'5" x 9'7" (4.1m x 2.92m) With upvc double glazed bay window to the front, radiator, laminate flooring and power points.



**Kitchen/Breakfast Room** - 15'1" x 11'11" (4.6m x 3.63m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, space for range cooker with extractor above, integrated dishwasher, space for fridge freezer, upvc double glazed windows to the rear and side, tiled flooring, part tiled walls and door leading to:

**Utility Room** - 11'11" x 5'4" (3.63m x 1.63m) With range of fitted units, sink with cupboard below, space and plumbing for washing machine and tumble dryer, tiled flooring and door to the side.

**First Floor Landing** - With door leading to:

**Bedroom One** - 21'9" x 14'4" (6.63m x 4.37m) With extensive range of fitted wardrobes, upvc double glazed windows to the front and rear, radiator, power points and door leading to:

**En-Suite Shower Room** - With shower cubicle, low level wc, wash hand basin, radiator and frosted window.

**Bedroom Two** - 12'11" x 12'10" (3.94m x 3.9m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Three** - 12'5" x 8'6" (3.78m x 2.6m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom

**Outside** - To the front there is a part walled gravelled driveway providing ample off road parking which leading to an oversized garage (22'1" x 11'11") with power and light and up and over door. The rear garden has a paved patio leading to an established lawned garden with shrub and tree borders. There is also a timber summer house and pergola plus side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

