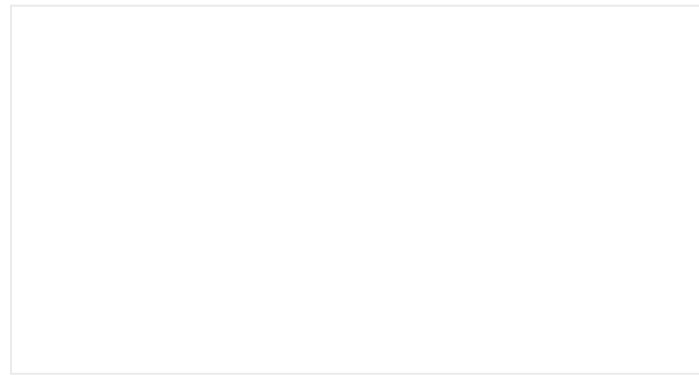


**Akeman Close, Bourne, Lincolnshire**

Approximate gross internal area:

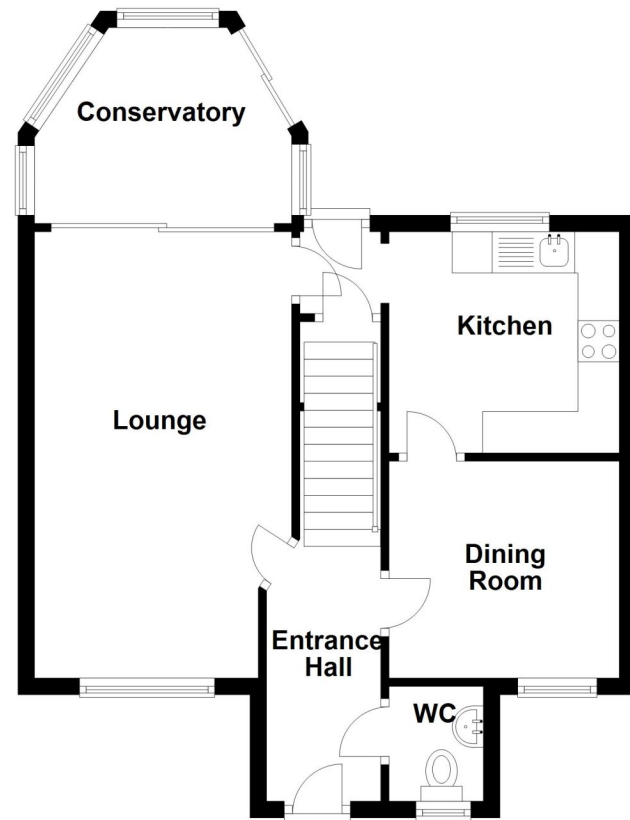
Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
<b>Total</b>	<b>Insert total</b>

*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.*



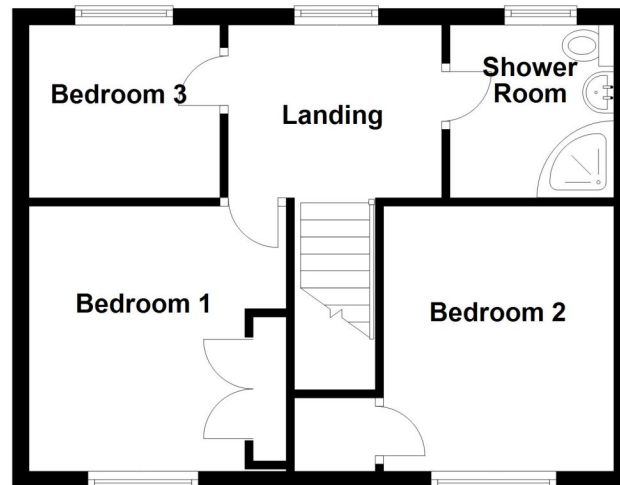
**Ground Floor**

Approx. 48.7 sq. metres (524.5 sq. feet)



**First Floor**

Approx. 38.2 sq. metres (411.6 sq. feet)



Total area: approx. 87.0 sq. metres (936.2 sq. feet)



**6 Akeman Close, Bourne, Lincolnshire, PE10 9XE**

**£280,000 Freehold**

Offered for sale with no ongoing chain this three bedroom detached family home is located in a small cul-de-sac within walking distance of the town centre. The property offers excellent accommodation with huge potential benefiting from, lounge with conservatory off, separate dining room, kitchen and downstairs cloakroom. On the first floor there are three bedrooms and a family shower room. The property also benefits from gas central heating to radiators (combi boiler) and upvc double glazed windows. Outside there is a detached single garage with driveway in front providing off road parking and to the rear a generous lawned garden making this home a must view. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
 bourne@winkworth.co.uk  
[winkworth.co.uk/bourne](http://winkworth.co.uk/bourne)

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See things differently.



**Rear Lobby** - With under stairs storage cupboard, door to the rear garden and door to the lounge.

**First Floor Landing** - With access to the loft, upvc double glazed window to the rear and door to:

**Bedroom One** - 10'4" x 10'1" (3.15m x 3.07m) With fitted wardrobes, upvc double glazed window to the front, radiator and power points.



**Bedroom Two** - 9'9" x 9'4" (2.97m x 2.84m) With fitted cupboards, radiator, upvc double glazed window to the front and power points.

**Bedroom Three** - 7'9" x 7'7" (2.36m x 2.3m) With upvc double glazed window to the rear, fitted cupboards, radiator and power points.

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

**Outside** - To the front there is a driveway providing off road parking leading to a SINGLE GARAGE. The rear garden is a generous mainly lawned garden with paved patio area and side access.

## ACCOMMODATION

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

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

**Lounge** - 17'9" x 10'5" (5.4m x 3.18m) With upvc double glazed window to the front, feature fireplace, radiator, power points and sliding doors leading to:

**Conservatory** - 10'1" x 7'3" (3.07m x 2.2m) With double glazed windows and doors onto the rear garden.

**Dining Room** - 9'4" x 8'1" (2.84m x 2.46m) With upvc double glazed window to the front, radiator, power points and door to:

**Kitchen** - 9'1" x 8'9" (2.77m x 2.67m) With fitted units comprising, one and a half bowl sink with cupboard below, good range of wall and base units, built in oven and hob with extractor above, space and plumbing for washing machine, space for fridge freezer, upvc double glazed window to the rear and archway to:



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

TBC

