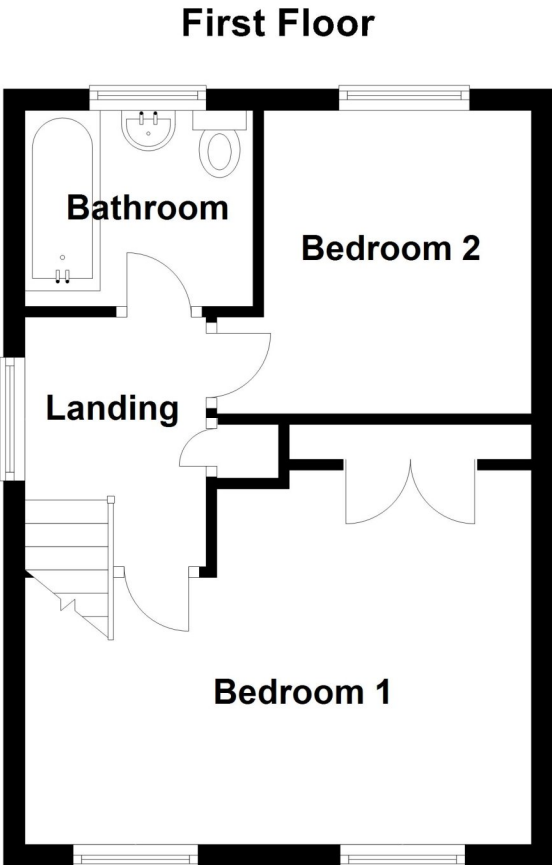
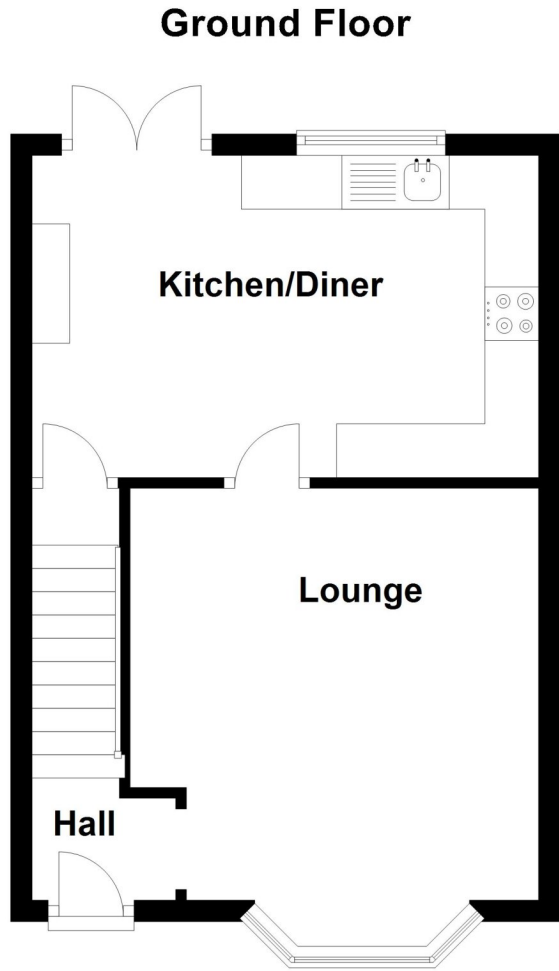


EPC TO FOLLOW



37 Rochester Court, Bourne, Lincolnshire, PE10 9TW

£240,000 Freehold

Winkworth are delighted to offer for sale this much improved former three bedroom detached home now converted into two bedrooms but can easily be converted back if required. The property is located in this popular location benefiting from, lounge with bay window, newly fitted kitchen/dining room, large master bedroom with fitted wardrobes, good size second bedroom and family bathroom. The property also benefits from upvc double glazed windows and doors and gas central heating to radiators with a newly installed combi boiler. The property offers a driveway with plenty of off road parking and to the rear a fully enclosed garden with views over open fields. Please call 01667 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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See things differently.



Bedroom Two - 9'6" x 9'5" (2.9m x 2.87m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - With fitted suite comprising, panelled bath with wall mounted shower and screen, low level wc, wash hand basin, tiled walls, radiator and frosted window.

Outside - To the front there is a block paved driveway with further driveway to the side providing ample off road parking. The rear has a paved patio leading onto a mainly lawned garden which is fully enclosed and enjoys views over open fields.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

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

Lounge - 12'7" x 12'6" (narrowing to 10'9") - With upvc double glazed bay window overlooking the front, radiator, power points and door leading to.

Kitchen/Dining Room - 15'9" x 9'9" (4.8m x 2.97m) With superb newly fitted units comprising, ceramic one and a half bowl sink unit with cupboard below, excellent range of wall and base units with fitted breakfast bar, built in oven, induction hob with extractor above, integrated fridge freezer, space and plumbing for washing machine, integrated dishwasher, under stairs storage cupboard, radiator, laminate flooring, upvc double glazed window and french doors onto the rear garden.

First Floor Landing - With built in airing cupboard, upvc double glazed window to the side and door leading to.

Bedroom One - 15'8" (4.78) x 13'1" (4) (narrowing to 8'4" (2.54)) With two upvc double glazed windows to the front, fitted wardrobes, radiator and power points.

