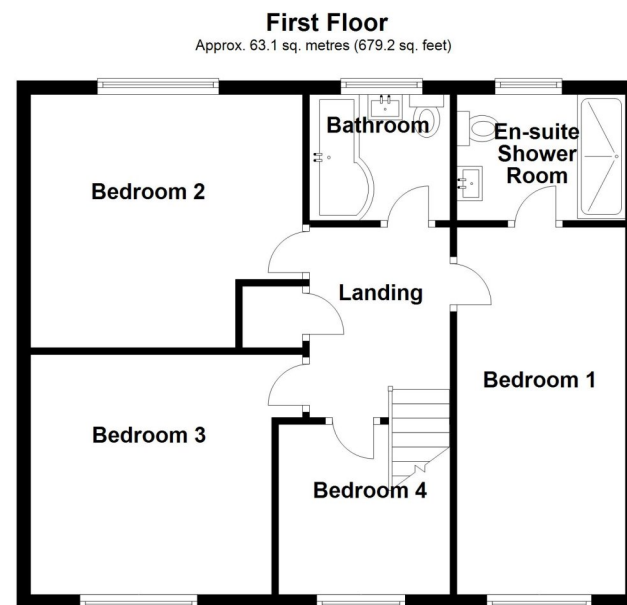
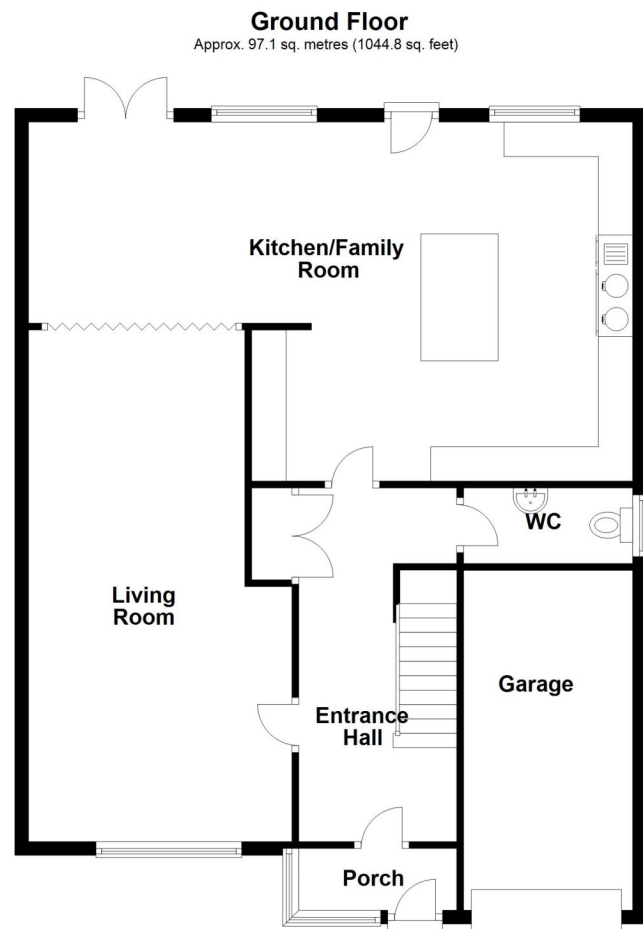


Fir Avenue, Bourne, Lincolnshire

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.

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



Total area: approx. 160.2 sq. metres (1723.9 sq. feet)



16 Fir Avenue, Bourne, Lincolnshire, PE10 9RY

O.I.E.O £375,000 Freehold

Winkworth are delighted to bring to the market this stunning extended and much improved four bedroom detached home located in this highly sought after position with views across Bourne woods. The property offers excellent accommodation benefiting from 24ft living room with bi folding doors leading to a stunning open plan kitchen/family room with modern fitted units boasting quartz worktops, centre island, Velux windows and french doors onto the rear garden. On the first floor the master bedroom is complimented by a modern fitted en-suite, there are three further bedrooms and a family bathroom. Outside there is a single garage and driveway providing off road parking and to the rear a fantastic West facing garden with views across the woods. Please call 01778 392807 for more information.

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

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

Porch - With door leading to.

Entrance Hall - With stairs leading to the first floor, tiled flooring, built in storage cupboard, radiator and door leading to.

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

Living Room - 21'6" (6.55) x 12'6" (3.8) (narrowing to 10'4" (3.15)) With attractive feature fireplace, upvc double glazed window to the front, radiator, power points and bi-folding doors to the kitchen/family room.

Kitchen/Family Room - 28'2" (8.59) (narrowing to 18'6" (5.64)) x 17'4" (5.28) (narrowing to 9'6" (2.9)) A fantastic bright and spacious room enjoying views over the garden with modern fitted units comprising, excellent range of wall and base units complemented by Quartz worktops and upstands, centre island with inset sink with filtered tap and draws and cupboards below, two single ovens, ceramic hob with extractor above, integrated full height fridge, integrated full height freezer, integrated dishwasher, integrated washing machine, gas boiler supplying hot water and central heating. The kitchen is open plan to a family area/dining area with Velux windows, upvc double glazed french doors and windows onto the rear, tiled flooring and under floor heating.



First Floor Landing - With built in airing cupboard and door leading to.

Bedroom One - 17'8" x 8'6" (5.38m x 2.6m) With upvc double glazed window to the front, radiator, power points and door leading to.

En-Suite Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin with cupboards below, tiled walls and flooring, heated towel rail and frosted window.

Bedroom Two - 12'4" x 12'3" (3.76m x 3.73m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 12'2" (3.7) x 12'1" (3.68) (narrowing to 11'4" (3.45)) With upvc double glazed window to the front, radiator and power points.

Bedroom Four - 9'6" x 7'4" (2.9m x 2.24m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin with cupboards below, tiled walls and flooring, heated towel rail and frosted window.

Outside - To the front there is a block paved driveway providing ample off road parking leading to a SINGLE GARAGE with up and over door, power and light. The rear garden is a particular feature of the property being West facing and split into two levels with a patio and lawned garden with steps leading to a further lawned area with wood decked patio overlooking fantastic views of Bourne woods. There are also three sheds and side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

