

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Quatern, Elsthorpe Road, Stainfield, Bourne, Lincolnshire, PE10 0RS

£490,000 Freehold

Winkworth are delighted to offer for sale this spacious three bedroom detached family home set in this fantastic position with a large established plot with views over open fields. The property offers excellent accommodation benefiting from, lounge, study/bedroom four, kitchen/breakfast room with utility room off, conservatory and downstairs cloakroom. Upstairs the master bedroom benefits from an en-suite shower room, two further double bedrooms and family bathroom. The property also benefits from solar panels providing an impressive feeding tariff. Outside there is a gated driveway providing ample off road parking leading to a double garage. The property sits on an impressive plot being mainly lawned with established shrubs and trees and views across open fields. There is also a log cabin (16'5" x 13'1") currently used as an art studio. Please call 01778 392807 for more information.

Three Bedroom Detached House | Kitchen/Breakfast Room | Two Reception Rooms | Master with En Suite | Double Garage | EPC Rating D | Council Tax Band E

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

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Kitchen/Breakfast Room - 20' x 12'2" (6.1m x 3.7m) To the rear of the home, you'll find the stunning Breakfast Kitchen featuring plenty of cabinets and work surfaces for storage and prep space. The double tower oven and 6-ring gas hob will help to create culinary masterpieces for family and friends while you also enjoy picturesque garden views... There's floor space for a good-sized breakfast table and a large pantry to store all your essentials or household items... Truly a dream kitchen!

Utility Room - 15'1" x 6'11" (4.6m x 2.1m) Just off from the kitchen, you'll find the handy Utility Room with space and plumbing for a washing machine and tumble dryer and a further sink and drainer. Here you'll find a personnel door out to the garden making hanging out the washing to dry a doddle!



Sun Room - 16'1" x 12'2" (4.9m x 3.7m) A wonderful addition to the home with panoramic views out to the beautiful established garden. Currently used as a dining room the room benefits from an insulated roof and underfloor heating making this room a fantastic place to host all year round. Enjoy your morning coffee in this tranquil space before the day begins...

First Floor Landing - The first-floor landing draws in light from a window to the front aspect and adjoins the three double bedrooms and family bathroom in an ideal flow.

Bedroom One - 15'1" x 12'2" (4.6m x 3.7m) The Principal Bedroom is a generous double with two sets of large built-in wardrobes as well as there is plenty of remaining floor space for further bedroom furniture and a king-size bed. A door leads through to...

En Suite - 12'2" x 4'11" (3.7m x 1.5m) There will be no queuing for the family bathroom during the morning rush with this surprising En Suite shower completed with a toilet, hand basin and generous corner shower as well as plenty of storage for towels and linen.

Bedroom Two - 11'2" x 9'10" (3.4m x 3m) Bedroom Two sits to the front of the home and is another good size double bedroom with space for a king-size bed and further furniture.

Bedroom Three - 9'10" x 7'10" (3m x 2.4m) The third bedroom is currently used as a single room but can accommodate a double bed and further furniture with unspoiled views out to the fields beyond the rear garden.

Family Bathroom - 6'11" x 6'11" (2.1m x 2.1m) The four-piece family bathroom has been tastefully refitted and is neutrally tiled with a practical yet stylish feature radiator. Whether it's a quick morning shower or a long soak in the spa bath at the end of the day, this is a great addition to the home.

Outside - The enchanting garden of this home is really what sets it apart from the rest, nestled in the serene countryside, is a captivating blend of established trees, vibrant roses and flowers, and lush lawns. It embodies the quintessential charm of an English garden, inviting visitors to explore its meandering paths. It's a sanctuary where nature thrives and where tranquillity reigns while also offering a Studio cabin, a picturesque summer house, a glass greenhouse and a practical shed all enclosed safely within hedgerows and a five-bar wooden gate to keep pets and children safe.

Studio - 16'5" x 13'1" (5m x 4m) Tucked away to the rear of the home is the wooden cabin which is fitted with lighting and power and is used throughout the seasons as an Art Studio. A tranquil and inspiring spot to get creative or to rest it would also make a great place to work from home or entertain.

ACCOMMODATION

Porch - 18'1" x 6'11" (5.5m x 2.1m) It's so handy to have a separate porch area to wipe off muddy shoes and store coats before heading into the main house.

Entrance Hall - 15'1" x 5'11" (4.6m x 1.8m) The inner hall adjoins the living room, study and kitchen in an ideal layout. Here you'll also find the Downstairs Cloakroom and the stairs to the first floor.

Living Room - 20' x 11'2" (6.1m x 3.4m) The Living Room sits to your right from the hallway and is a well-proportioned and tasteful space with large windows looking out the front and rear gardens drawing in plenty of light and giving wonderful views. The fireplace sets a cosy ambience in the winter months and large windows to the front and rear take in the symphony of colour the garden offers all summer long.

Study - 11'2" x 9'10" (3.4m x 3m) Back across the Hallway and through attractive arched double doors, you'll find the second reception room which is currently a Study. This would also make a great Playroom, Downstairs Bedroom or separate Dining Room.

Downstairs Cloakroom - 3'11" x 3'11" (1.2m x 1.2m) It's so handy to have a downstairs cloakroom for children and guests and this is completed by a toilet and a distinctive hand basin.

