

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 48a Ancaster Road, Bourne, Lincolnshire, PE10 9HL

£200,000 Freehold

We are delighted to offer for sale this spacious one bedroom detached bungalow that really must be viewed to fully appreciate. The property is offered for sale with no chain and benefits from spacious entrance hall, lounge with bay window that could be divided to make a second bedroom, kitchen/dining room with conservatory off, bedroom and bathroom. Outside there is a block paved driveway providing off road parking for two cars and to the rear a generous garden with room to extend (stpp) the property is located within walking distance of the town centre and we would strongly recommend an internal viewing to fully appreciate what's on offer.

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See things differently.



**Lounge** - 18'9" x 11'7" (5.72m x 3.53m) With upvc double glazed bay window to the front and further window to the side, feature fireplace and tv display, laminate flooring, radiator and power points.

**Bedroom** - 11'7" x 9'10" (3.53m x 3m) With upvc double glazed window to the side, newly fitted carpet, radiator and power points.

**Bathroom** - Modern fitted suite comprising, panelled bath with shower and glass scree, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.



**Outside** - To the front there is a walled and gated front garden with block paved driveway providing off road parking for two cars. The rear garden is a generous lawned garden which is fully enclosed and offers the potential to extend (stpp)

#### LOCAL AUTHORITY

South Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

B

#### ACCOMMODATION

**Porch** - With upvc double glazed window to the side and door leading to:

**Entrance Hall** - With 2 upvc double glazed windows to side, 2 radiators, built in storage cupboard.

**Kitchen/Breakfast Room** - 10'9" x 9'1" (3.28m x 2.77m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, space for cooker, space and plumbing for washing machine, space for fridge, wall mounted Vaillant boiler supplying hot water and central heating, part tiled walls, upvc double glazed window to the rear and open to:

**Dining Area** - 10'9" x 7'5" (3.28m x 2.26m) With radiator, power points and french doors leading to:

**Conservatory** - 8'9" x 8' (2.67m x 2.44m) Being half brick with upvc double glazed windows and french doors onto the rear garden, radiator and power points.

