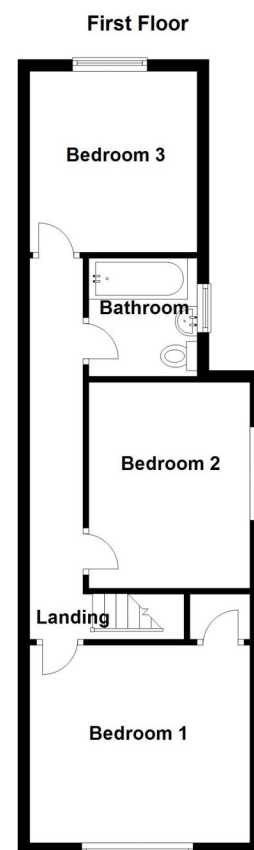
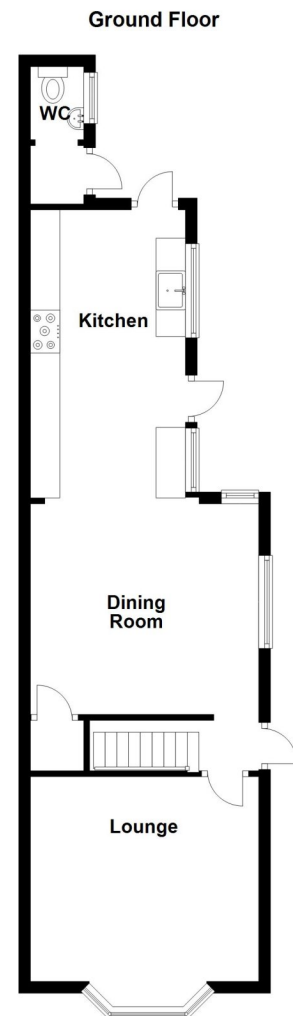


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	



25 Austerby, Bourne, South Kesteven, PE10 9JJ

£225,000 Freehold

A superbly presented three bedroom semi detached home with fantastic large and established rear garden located in this popular part of Bourne within walking distance of the town centre. The property offers excellent family accommodation benefiting from lounge with bay window, spacious open plan kitchen/dining room, three bedrooms and family bathroom. The property also benefits from, gas central heating to radiators, upvc double glazed windows and no ongoing chain. Outside there is a driveway to the side providing ample off road parking and to the rear a large established garden providing the potential to extend and improve further if required (stpp) Please call 01778 392807 for more information.

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See things differently.



Bedroom One - 12'1" x 11'3" (3.68m x 3.43m) With upvc double glazed window to the front, radiator, power points and over stairs storage cupboard.

Bedroom Two - 11'8" x 9'1" (3.56m x 2.77m) With upvc double glazed window to the side, radiator and power points.

Bedroom Three - 10'4" x 8'4" (3.15m x 2.54m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Outside - To the side there is a driveway providing ample off road parking. The rear garden is a particular feature of the property measuring well over 100ft in length with patio area leading onto a lawned garden with established trees and shrubs. There is also a newly converted outside WC with low level wc and wash hand basin plus space to extend and improve further (stpp)

ACCOMMODATION

Entrance Hall - With laminate flooring, stairs leading to the first floor and door leading to.

Lounge - 12'2" x 11'1" (3.7m x 3.38m) With upvc double glazed bay window to the front, feature chimney with potential for fire, radiator and power points.

Dining Room - 12'1" x 11'5" (3.68m x 3.48m) With laminate flooring, upvc double glazed window to the side, radiator, under stairs storage cupboard and open to:

Kitchen - 17'1" x 9'4" (5.2m x 2.84m) With modern fitted units comprising, one and a half ceramic sink with cupboard below, excellent range of wall and base units, space for cooker, space for fridge freezer, space and plumbing for washing machine and dishwasher, part tiled walls, laminate flooring, upvc double glazed windows to the side and door to the rear.

First Floor Landing - With loft access and door leading to.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B