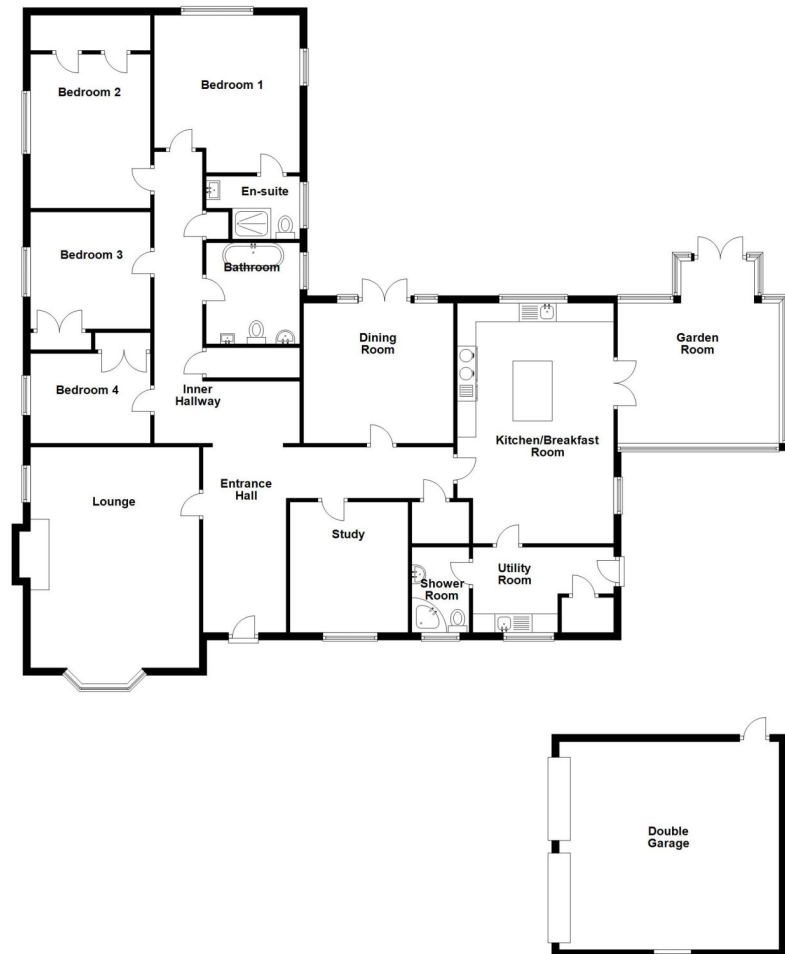


**Puddleduck, Stainfield Road, Kirkby Underwood, Bourne**

*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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</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	



**Puddleduck, Stainfield Road, Kirkby Underwood, Bourne, PE10 0SG**

**£675,000 Freehold**

Winkworth Estate Agents are delighted to offer for sale this individually designed four-bedroom detached bungalow located in this none estate position in the popular village of Kirkby Underwood. The property offers fantastic accommodation benefiting from, lounge with inglenook fireplace and woodburning stove, dining room and study, modern fitted kitchen/breakfast room with granite worktops and utility and shower room off plus an impressive garden room with glass roof. All four bedrooms are located to the rear of the bungalow with the master benefiting from an en-suite plus a further family bathroom. The property is approached via a gravelled driveway which provides ample off-road parking and access to a detached double garage. The whole plot is approximately 1/2 acre and boast a large formal lawned garden to the rear with mature trees and shrubs providing an excellent degree of privacy. Please call 01778 392807 for more information.

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## ACCOMMODATION

**Entrance Hall** - With dado rail, coved ceiling, radiator, built in storage cupboard and door leading to.

**Lounge** - 19'4" x 14'10" (5.9m x 4.52m) With attractive feature inglenook fireplace with woodburning stove, double glazed bay window to the front and further window to the side, coved ceiling, radiator and power points.

**Dining Room** - 14'11" x 12'2" (4.55m x 3.7m) With double glazed french doors and windows overlooking the rear garden, coved ceiling, radiator and power points.

**Study** - 10' x 9'4" (3.05m x 2.84m) With double glazed window to the front, coved ceiling, radiator and power points.

**Kitchen/Breakfast Room** - 18'2" x 13'4" (5.54m x 4.06m) With fitted units comprising, sink with cupboard under, excellent range of wall and base units incorporating centre island with cupboards under and breakfast bar, granite worktops, space for range cooker, integrated fridge freezer, integrated dishwasher, part tiled walls, tiled flooring, double glazed window to the rear and side, door to the garden room and door to.

**Utility Room** - 12'1" x 7'9" (3.68m x 2.36m) With range of wall and base units, ceramic sink with granite worktop, space and plumbing for washing machine, tiled flooring, stable door to the side, double glazed window to the front and door leading to.



**Shower Room** - Modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin set in unit with cupboards below, part tiled walls, heated towel rail, tiled flooring and double-glazed window.

**Garden Room** - 14'2" x 15' (4.32m x 4.57m) Being half brick with double glazed windows and french doors onto the rear garden, glass roof, wooden flooring with under floor heating.

**Inner Hallway** - With access to the loft, built in storage cupboard, further built in airing cupboard, radiator, coved ceiling and door leading to.

**Bedroom One** - 13'9" x 12'10" (4.2m x 3.9m) With double glazed windows to the rear and side, radiator, coved ceiling, power points and door leading to.

**En-Suite Shower Room** - With double shower cubicle, low level wc, wash hand basin set in unit with cupboard below, tiled flooring, part tiled walls, radiator and frosted window.

**Bedroom Two** - 13'10" x 10'7" (4.22m x 3.23m) With built in wardrobes, coved ceiling, radiator, power points and double glazed window to the side.

**Bedroom Three** - 10'7" x 10'4" (3.23m x 3.15m) With built in wardrobe, double glazed window to the side, radiator, power points and coved ceiling.

**Bedroom Four** - 10'7" x 7'9" (3.23m x 2.36m) With double glazed window to the side, built in wardrobes, coved ceiling, power points and radiator.

**Family Bathroom** - With freestanding bath with shower attachment, low level wc, wash hand basin, bidet, part tiled walls, tiled flooring, radiator and frosted window.

**Outside** - To the front there is a large private gravelled driveway providing ample off-road parking and space for a motorhome/caravan. There is a DETACHED DOUBLE GARAGE (19'8" x 18'2") with two up and over doors, power and light and personal door to the rear. The rear garden is mainly lawned with mature shrubs and trees providing an excellent degree of privacy. There is also a further part walled patio area with gate giving access to the front.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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