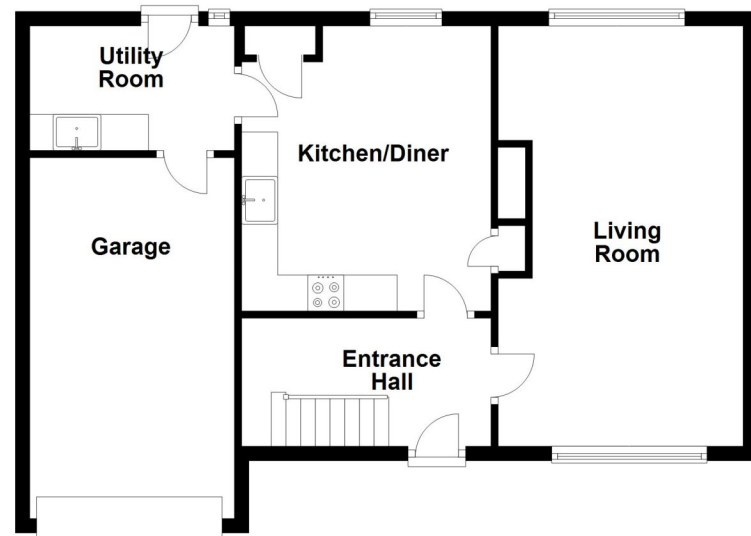


EPC TO FOLLOW

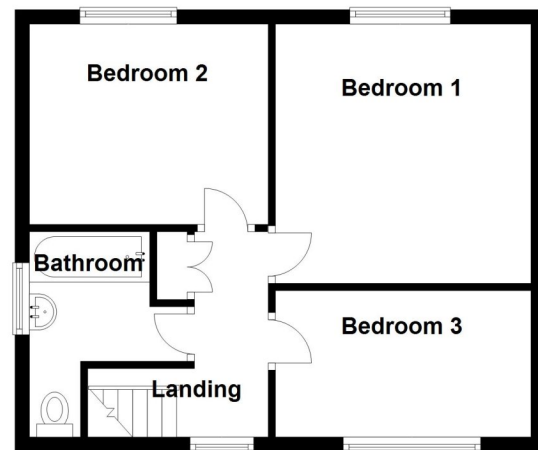
Ground Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



Total area: approx. 100.6 sq. metres (1082.9 sq. feet)



9 Ostler Drive, Bourne, Lincolnshire, PE10 9QR

£250,000 Freehold

Offered for sale with NO CHAIN this three bedroom semi detached home boasts a fantastic double plot rear garden and offers huge potential. The property is located on the popular west side of Bourne and benefits from, lounge, kitchen/dining room, utility room, three bedrooms and family bathroom. The property also benefits from gas central heating to radiators with a new combi boiler and upvc double glazed windows. Outside there is a garage and driveway providing ample off road parking and to the rear a large lawned garden with timber shed and greenhouse. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
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See things differently.



Bedroom One - 12'2" x 11'4" (3.7m x 3.45m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Two - 11'6" x 9'4" (3.5m x 2.84m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 11'4" x 6'9" (3.45m x 2.06m) With upvc double glazed window to the front, radiator and power points.

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

Outside - To the front there is a driveway providing off road parking leading to a single garage with up and over door power and light. The rear garden is a fantastic double plot being mainly lawned and fully enclosed providing the potential to extend and improve further if required (stpp) there is also a timber shed and greenhouse.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator, power points and door leading to:

Lounge - 19'4" x 11'2" (5.9m x 3.4m) With fireplace with gas fire, upvc double glazed windows to the front and rear, radiator and power points.

Kitchen/Breakfast Room - 13'1" x 11'3" (4m x 3.43m) with sink with cupboard below, range of wall and base units, space for cooker, space for fridge freezer, part tiled walls, upvc double glazed window to the rear, built in larder cupboard, radiator and door leading to:

Utility Room - 9'4" x 5'7" (2.84m x 1.7m) With sink and cupboard below, wall and base units, space for washing machine and tumble dryer, door to the garage and door and window to the rear garden.

First Floor Landing - With access to the loft, upvc double glazed window to the front, built in airing cupboard housing replacement combi boiler and door to:

