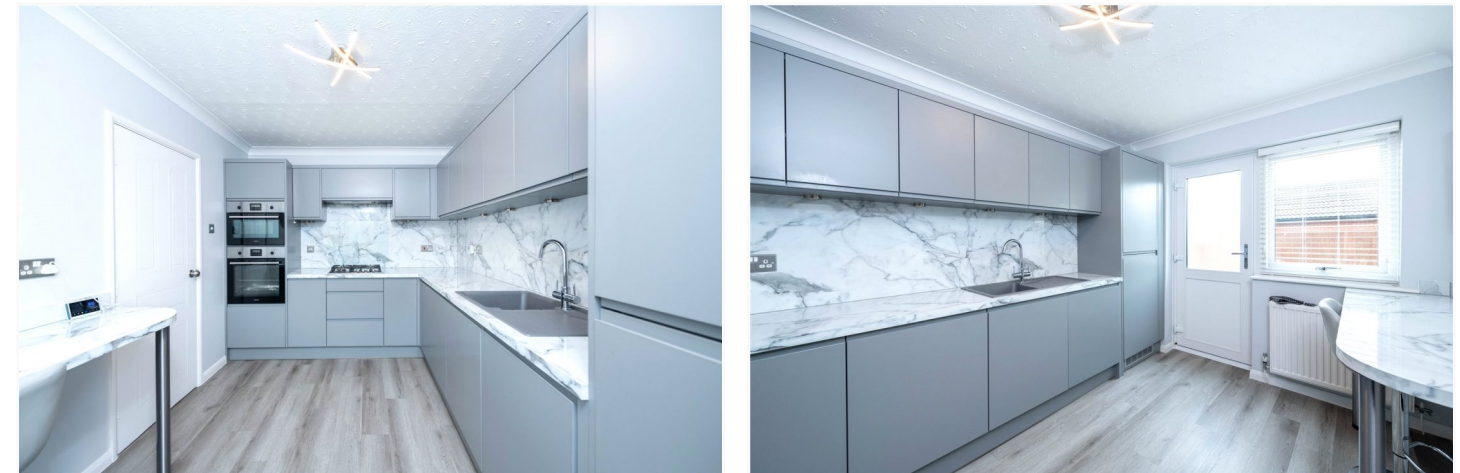


Total area: approx. 117.6 sq. metres (1265.4 sq. feet)



29 Hawthorn Road, Bourne, Lincolnshire, PE10 9SN

£300,000 Freehold

A superbly presented and much improved three bedroom detached family home located in this highly sought after location within walking distance of the town and Bourne woods with NO CHAIN. The property offers excellent accommodation benefiting from, lounge with bay window, separate dining room with conservatory off, modern fitted kitchen with built in appliances and downstairs cloakroom. On the first floor there are three well-proportioned bedrooms and a modern fitted shower room. Outside there is a generous block paved driveway providing lots of off road parking leading to an oversized garage with electric door. The rear garden is part walled and fully enclosed and we would strongly recommend an internal viewing.

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See things differently.



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

Bedroom One - 12'1" x 11'5" (3.68m x 3.48m) With upvc double glazed window and door to the side, radiator, power points and over stairs storage cupboard.

Bedroom Two - 15'7" x 8'3" (4.75m x 2.51m) With upvc double glazed window to the rear, radiator, power points and walk in cupboard housing gas boiler and hot water tank.

Bedroom Three - 11'6" (3.5) (narrowing to 8'8" (2.64)) x 9'1" (2.77) With upvc double glazed window to the front, radiator, power points.

Shower Room - Modern fitted suite comprising, walk in shower cubicle, low level wc and wash hand basin set in unit with cupboard below, wet boards, radiator and frosted window.

Outside - To the front there is a generous block paved driveway providing ample off road parking leading to an OVERSIZED GARAGE with electric up and over door, power and light with personal door to the conservatory. The rear garden is part walled with paved patio leading onto a mainly lawned garden.

ACCOMMODATION

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

Cloakroom - With low level wc, wash hand basin and frosted window.

Lounge - 15'5" x 11'5" (4.7m x 3.48m) With upvc double glazed bay window to the front, radiator and power points.

Dining Room - 12'1" x 8'8" (3.68m x 2.64m) With laminate flooring, radiator, power points, under stairs storage cupboard and sliding patio doors leading to:

Conservatory - 10'2" x 8'6" (3.1m x 2.6m) Being half brick with upvc double glazed window and door to the rear garden, tiled flooring and door to the garage.

Kitchen - 11'9" x 8'5" (3.58m x 2.57m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in double oven/microwave, built in gas hob with extractor above, integrated bins cupboard, integrated fridge freezer, integrated washing machine, fitted breakfast bar, radiator and upvc double glazed window and door to the rear garden.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C