


Beech Avenue, Bourne, Lincolnshire

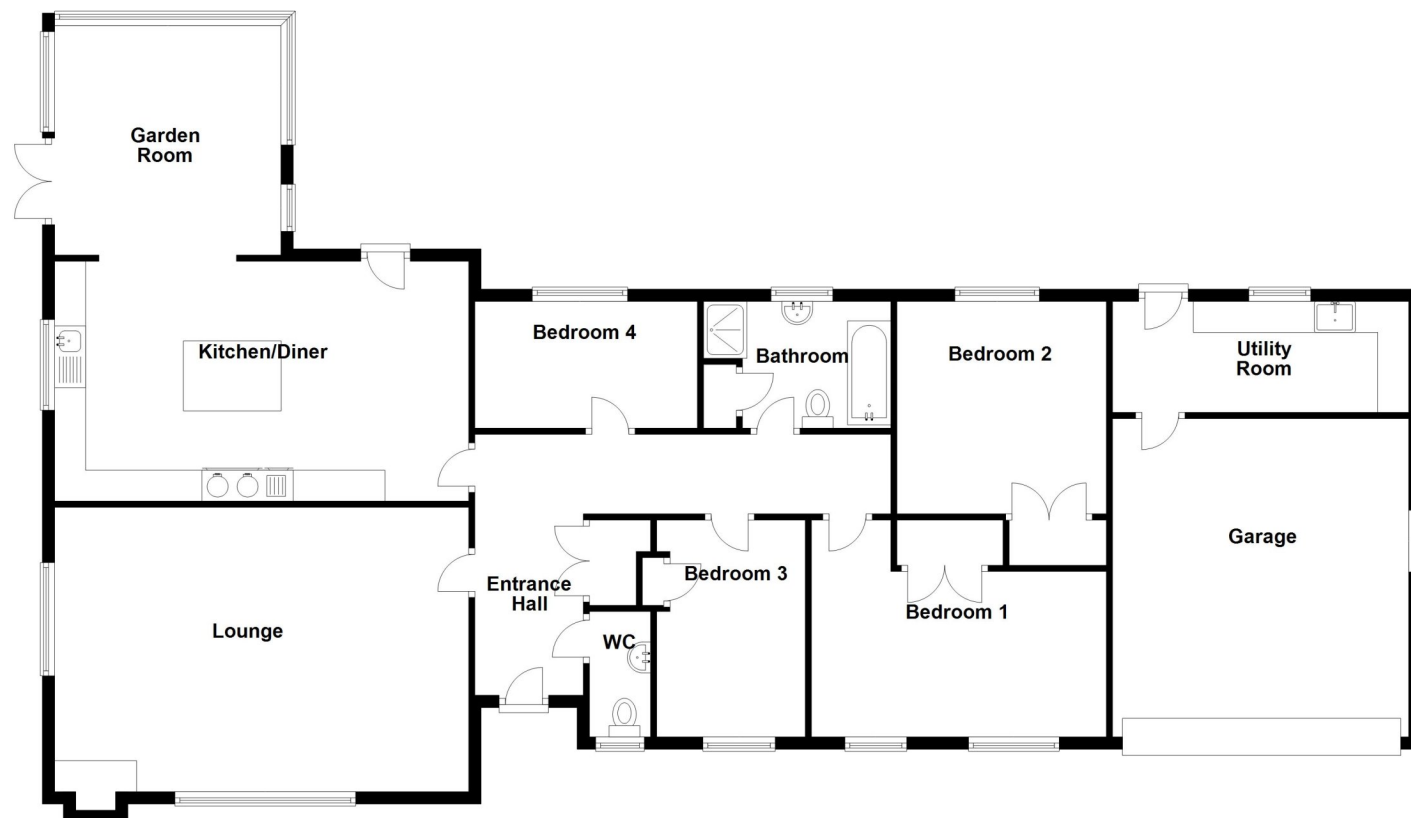
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 177.3 sq. metres (1908.1 sq. feet)



Total area: approx. 177.3 sq. metres (1908.1 sq. feet)



29 Beech Avenue, Bourne, Lincolnshire, PE10 9RR

£550,000 Freehold

Winkworth are delighted to offer for sale this individual four bedroom detached bungalow set on a generous plot in this fantastic location backing onto Bourne woods. The property offers spacious accommodation comprising, lounge with woodburning stove, stunning kitchen/dining room opening onto a vaulted garden room overlooking the rear garden, four bedrooms and family bathroom. Outside there is a horseshoe driveway providing ample off-road parking leading to a double garage with access to a utility room. The rear garden is mature and very private being mainly lawned with a wide variety of shrubs and trees making this home a must view. Please call 012778 392807 for more information.

Four Bedroom Detached Bungalow | Very Private | Generous Plot | Fantastic Location
 Backing Onto Bourne Woods | Double Garage | Horseshoe Driveway With Ample Off-Road Parking | Council Tax Band E

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See things differently.



Bedroom One - 15'9" x 11'6" (4.8m x 3.5m) With built in wardrobe, radiator, power points and upvc double glazed window to the front.

Bedroom Two - 11'5" x 11'3" (3.48m x 3.43m) With upvc double glazed window to the rear, built in wardrobe, radiator and power points.

Bedroom Three - 11'2" x 7'10" (3.4m x 2.4m) With built in storage cupboard, radiator, power points and upvc double glazed window to the front.

Bedroom Four - 11'6" x 6'7" (3.5m x 2m) With upvc double glazed window overlooking the rear garden, radiator and power points.



Family Bathroom - With fitted suite comprising, panelled bath, low level wc, wash hand basin, shower cubicle, part panelled walls, radiator and frosted window.

Outside - To the front there is a horseshoe driveway providing plenty of off-road parking leading to a DOUBLE GARAGE (17'9" x 15'9") with electric door, power and light. There is also a door leading to a UTILITY ROOM (14'10" X 5'2") with fitted units with sink, space and plumbing for washing machine and tumble dryer and door to the garden. The rear garden is a mature established and well stocked garden with patio leading to lawned gardens offering an excellent degree of privacy.

ACCOMMODATION

Entrance Hall - With wooden flooring, radiator, power points, built in storage cupboard and door leading to.

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

Lounge - 22'1" x 15'10" (6.73m x 4.83m) With attractive feature fireplace with woodburning stove, wooden flooring, radiator, power points and upvc double glazed windows to the front and side.

Kitchen/Dining Room - 22'1" x 12'8" (6.73m x 3.86m) With stunning fitted units comprising, Belfast sink with cupboard below, excellent range of wall and base units with solid oak worktops, centre island with drawers below, space for range cooker with canopy extractor above, space for fridge freezer, integrated dishwasher, wood effect flooring, upvc double glazed window to the side, door to the rear garden and open to.

Garden Room - 12'2" x 12' (3.7m x 3.66m) With vaulted ceiling with Velux windows, upvc double glazed windows and french doors onto the rear garden, wood effect flooring with under floor heating.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

