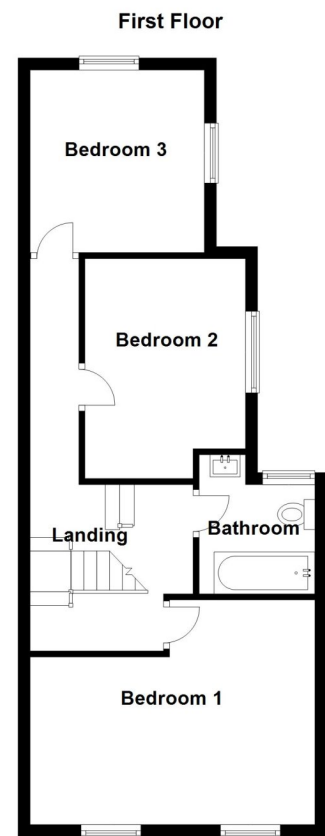
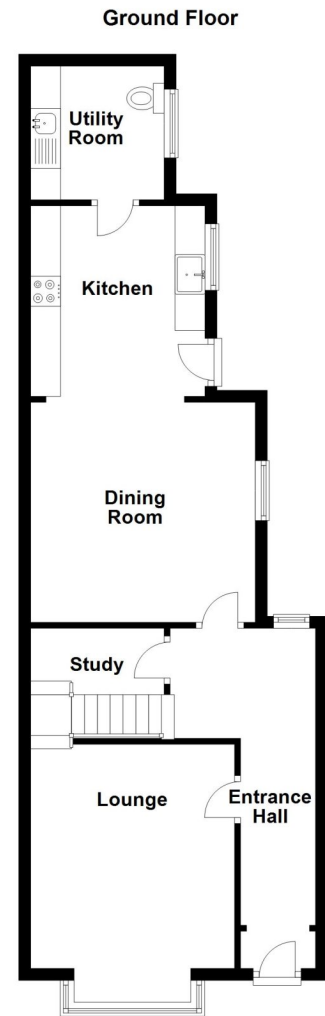


North Road, Bourne, Lincolnshire

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		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



73 North Road, Bourne, Lincolnshire, PE10 9BT

£350,000 Freehold

We are delighted to offer for sale this stunning completely renovated period three bedroom semi with no ongoing chain. The property is located on one of Bourne's premier roads benefiting from lounge with bay window, separate dining room opening to a brand new kitchen, utility room/downstairs cloakroom and useful study. One the first floor there is a generous master bedroom with two good sized further bedrooms and a brand new luxury fitted bathroom. The property also benefits from new gas boiler, oak doors and upvc double glazed windows. Outside there is a gravelled driveway providing ample off road parking and to the rear a large garden with is fully enclosed and a blank canvas for any prospective buyer to create whatever they want. Please call 01778 392807 for more information.

No Ongoing Chain | Three Bedroom Semi-Detached | Off Street Parking | New Kitchen & Utility Room | EPC Rating D | Council Tax Band C

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



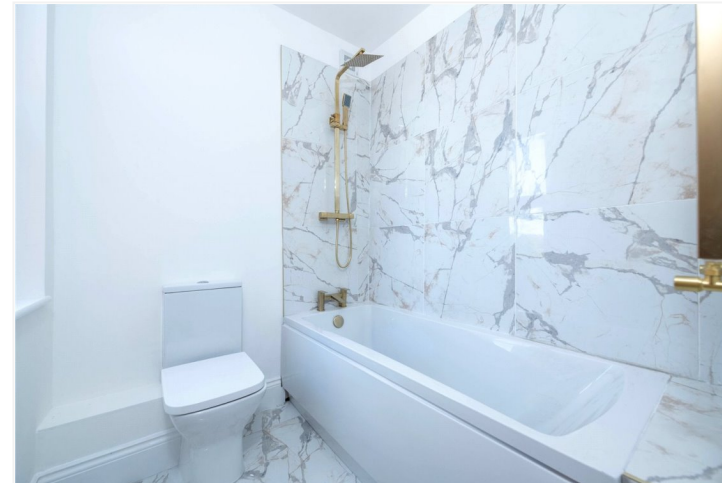
First Floor Split Landing - With door leading to:

Bedroom One - 15'4" x 12'1" (4.67m x 3.68m) With two upvc double glazed windows to the front, radiator and power points.

Bedroom Two - 12'4" x 9'3" (3.76m x 2.82m) With upvc double glazed window to the side, radiator, power points.

Bedroom Three - 9'6" x 9'3" (2.9m x 2.82m) With upvc double glazed windows to the rear and side, radiator and power points.

Bathroom - New fitted suite comprising, panelled bath with wall mounted shower, low level wc, wash hand basin, part tiled walls, tiled flooring, heated towel rail and frosted window.



Outside - To the front there is a gravelled driveway providing ample off road parking and side access with potential space for a garage (stpp) The rear garden is a generous size and fully enclosed by fencing and recently seeded.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Hall - With LVT flooring, part panelled walls, radiator, upvc double glazed window to the rear, stairs leading to the first floor and door to:

Lounge - 12'3" x 11'1" (3.73m x 3.38m) With upvc double glazed window to the front, radiator, power points and LVT flooring.

Study - 7'5" x 5'7" (2.26m x 1.7m) With LVT flooring and power points.

Dining Room - 12'4" x 12'1" (3.76m x 3.68m) With upvc double glazed window to the side, LVT flooring, radiator, power points and open to:

Kitchen - 10'4" x 9'7" (3.15m x 2.92m) With superb new fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in double oven, built in hob with extractor above, integrated fridge freezer, part tiled walls, LVT flooring, upvc double glazed window to the side and door leading to:

Utility Room/Cloakroom - 7'4" x 7'1" (2.24m x 2.16m) With range of fitted units, single drainer sink, space and plumbing for washing machine, wall mounted boiler, LVT flooring and door to the side.

