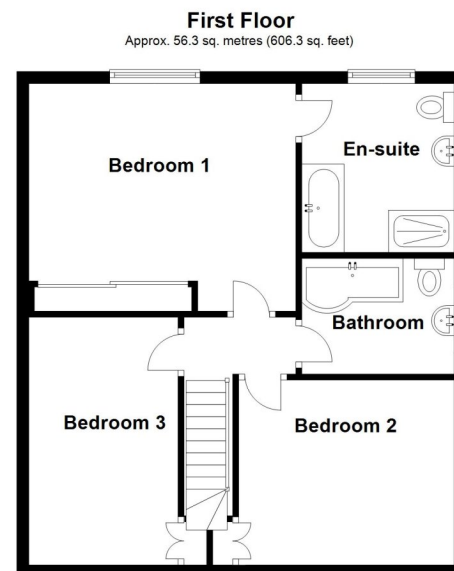
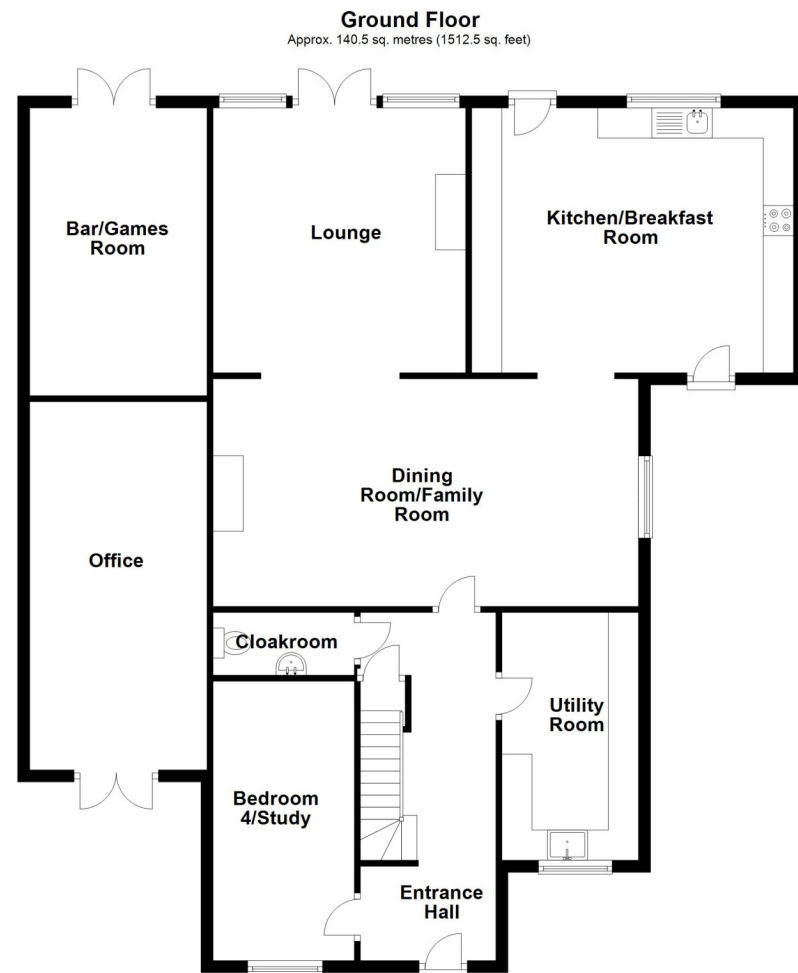
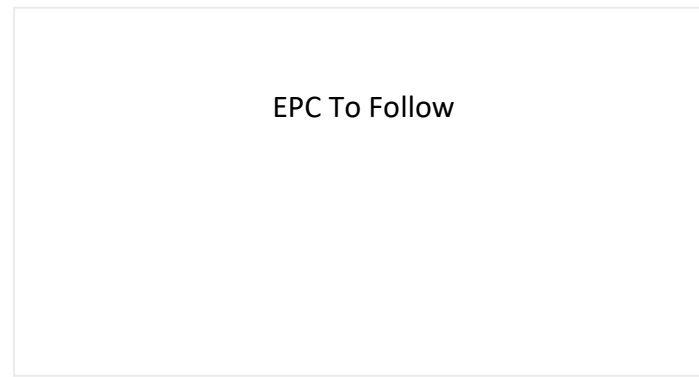


## Godwin Close, Bourne, Lincolnshire

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.



Total area: approx. 196.8 sq. metres (2118.8 sq. feet)



## 5 Godwin Close, Bourne, Lincolnshire, PE10 9QG

£425,000 Freehold

Winkworth are delighted to offer for sale this extended four bedroom detached family home offering over 2000 sq ft of accommodation that really must be viewed to fully appreciate. The property has been massively improved by the current vendors and now offers fantastic family space including, lounge with dining room/family room off, modern fitted kitchen/breakfast room, separate utility room, downstairs fourth bedroom, 20ft home office and Bar with french doors onto the garden. Upstairs was formally four bedroom which has now been converted into three creating a luxury fitted en-suite and further family bathroom. Outside there is a generous south facing garden with wood decked patio leading onto a well maintained lawned garden. There is also a large timber shed measuring 23ft x 10ft providing plenty of storage. We would strongly recommend an internal viewing to fully appreciate the accommodation on offer.

Four Bedroom Detached Family Home | Over 2000 sq. ft Of Accommodation |  
Generous South Facing Garden | 20ft Home Office | Large Timber Shed | Council  
Tax Band D

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See things differently.



## ACCOMMODATION

**Entrance Hall** - With Karndean flooring, stairs leading to the first floor, under stairs storage cupboard, radiator, downlights and door leading to.

**Downstairs Cloakroom** - With low level wc, wash hand basin, karndean flooring, radiator and extractor fan.

**Bedroom Four/Study** - 15'3" x 7'9" (4.65m x 2.36m) With upvc double glazed window to the front, Karndean flooring, radiator, downlights and power points.

**Utility Room** - 13'4" x 7'8" (4.06m x 2.34m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, space and plumbing for washing machine and tumble dryer, part tiled walls, Karndean flooring, downlighters, radiator and upvc double glazed window to the front.

**Dining Room/Family Room** - 23'2" x 12'5" (7.06m x 3.78m) With attractive feature fireplace, Karndean flooring, radiator, downlights, upvc double glazed window to the side, archway to the kitchen and open to.

**Lounge** - 14'5" x 13'9" (4.4m x 4.2m) With upvc double glazed french doors and windows to the rear garden, attractive feature fireplace, Karndean flooring, radiator and downlights.



**Kitchen/Breakfast Room** - 17'1" x 14'5" (5.2m x 4.4m) A bright and spacious room with modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in double oven, electric hob with extractor above, integrated fridge freezer, integrated dishwasher, Karndean flooring, part tiled walls, downlights, radiator, upvc double glazed doors to the front and rear and window overlooking the rear garden.

**Bar/Games Room** - 15'5" x 9'8" (4.7m x 2.95m) With french doors onto the rear garden, radiator and power points.

**Home Office** - 20' x 8'9" (6.1m x 2.67m) With french doors onto the front, radiator, power points and wall mounted gas boiler supplying hot water and central heating.

**First Floor Landing** - Access to the loft, power points and door to.

**Bedroom One** - 14'8" x 12'4" (4.47m x 3.76m) With fitted wardrobes, upvc double glazed window to the rear, downlights, radiator and door to.

**En-Suite** - Modern fitted suite comprising, bath with shower attachment, walk in shower cubicle, low level wc and wash hand basin set in unit with cupboard below, part tiled floor, heated towel rail, downlights, radiator and frosted window.

**Bedroom Two** - 11'9" x 10'3" (3.58m x 3.12m) With upvc double glazed window to the front, built in wardrobe, downlights and radiator.

**Bedroom Three** - 13'7" x 8'3" (4.14m x 2.51m) With upvc double glazed window to the front, built in wardrobe, downlights and radiator.

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

**Outside** - To the front there is a generous gravelled driveway providing ample off-road parking. The rear garden is a particular feature being south facing and offers an excellent degree of privacy. There is a wood decked patio and further paved patio leading onto a well maintained lawned garden with shrub and tree borders. There is also a large timber shed measuring 23ft x 11ft with doors to the front and side.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

