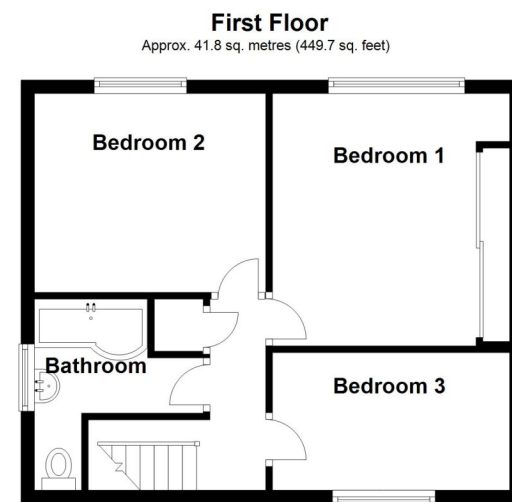
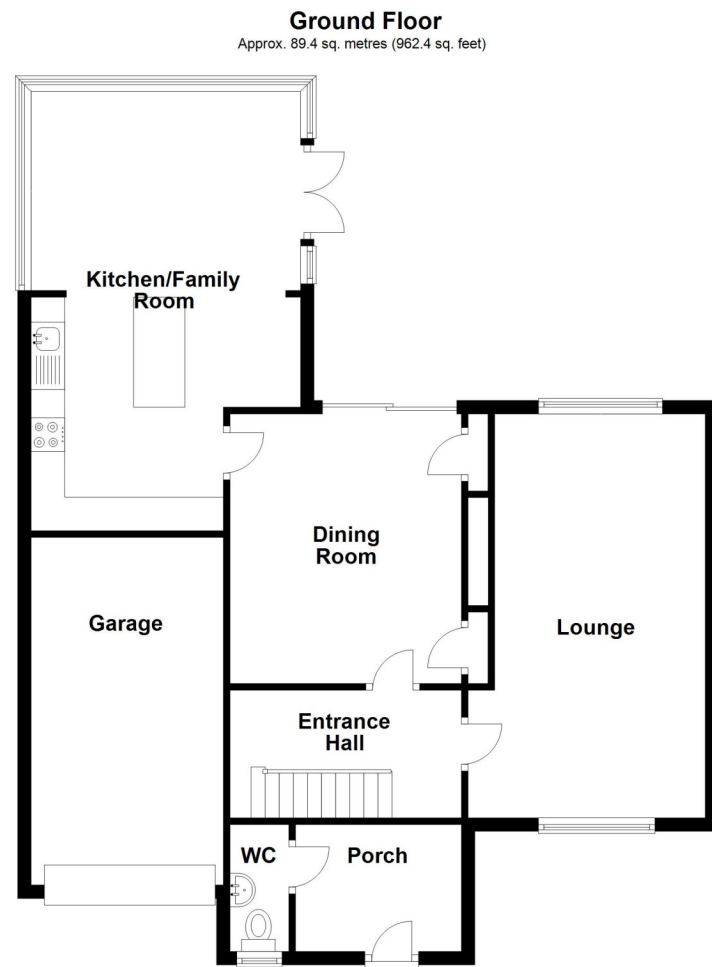


Kingsway, Bourne, Lincolnshire

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.

EPC To Follow



Total area: approx. 131.2 sq. metres (1412.1 sq. feet)



37 Kingsway, Bourne, Lincolnshire, PE10 9DP

£279,950 Freehold

A very well presented three bedroom semi detached home located in this very popular part of town with generous established rear garden and lots of parking and garage. The property offers spacious accommodation benefiting from, entrance porch with downstairs cloakroom, lounge, separate dining room, extended kitchen/family room, three bedrooms and bathroom. Outside there is a large gravelled driveway providing ample off road parking leading to a single garage and to the rear a lovely established garden being mainly lawned with mature trees and shrubs plus summer house with power and light. Please call 01778 392807 for more information.

Three Bedroom Semi-Detached | Downstairs Cloakroom | Off Street Parking & single Garage | EPC Rating TBC | Council Tax Band B

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See things differently.



Family Area - 13'8" x 9'9" (4.17m x 2.97m) With UPVC double glazed windows and french doors onto the rear garden

First Floor Landing

Bedroom One - 12'2" x 11' (3.7m x 3.35m) With fitted wardrobes with sliding doors, UPVC double glazed window to the rear, radiator and power points

Bedroom Two - 11'7" x 9'1" (3.53m x 2.77m) With laminate flooring, UPVC double glazed window to the rear, radiator and power points

Bedroom Three - 11'3" x 6'8" (3.43m x 2.03m) With UPVC double glazed window to the front, radiator and power points

Family Bathroom - Modern fitted suite comprising L-shaped bath, with Aqualisa shower and glass screen, low level WC, wash hand basin set in unit with cupboard below, heated towel rail, tiled walls, and frosted window

Outside - To the front there is a generous paved and gravelled driveway providing ample off road parking, leading to a single garage with up and over door, power and light.

The rear garden has a wood decked patio area with power points, leading onto a well maintained lawned garden being well stocked with mature trees and shrubs, providing an excellent degree of privacy.

There is also a timber summer house with power points plus further outside lighting

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B



ACCOMMODATION

Entrance Porch - 8'3" x 6'4" (2.51m x 1.93m) With power points, tiled flooring, downlighters, electric heater and door leading to the entrance hall and door leading through to

Downstairs Cloakroom - With low level WC, wash hand basin, tiled flooring and UPVC double glazed window

Lounge - 19' x 11'3" (5.8m x 3.43m) With laminate flooring, UPVC double glazed windows to the front and rear, feature fireplace with multi fuel burning stove, radiator, power points and TV point

Dining Room - 13'1" x 11'4" (4m x 3.45m) With two built in storage cupboards, UPVC double glazed sliding doors to the rear, radiator, power points, and door leading through to

Kitchen - 13'8" (4.17) narrowing to 9'4" (2.84) x 11'5" (3.48) With fitted units comprising Belfast sink, excellent range of wall and base units, range cooker, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, space for fridge/freezer, centre island, tiled flooring, radiators and open to family area

