



Total area: approx. 210.2 sq. metres (2262.9 sq. feet)



41 Hazelwood Drive, Bourne, PE10

O.I.E.O £550,000 Freehold

Winkworth are delighted to offer for sale this stunning extended four bedroom detached family home with fantastic open plan family room/dining room. The property is located in this premier location with views of Bourne woods benefiting from lounge with wood burning stove, study, kitchen with Quartz worktops opening to the open plan family room/dining room with sky lantern and bi-folding doors onto the rear garden. On the first floor there is an impressive master bedroom with luxury fitted en-suite, the guest bedroom also boasts a further en-suite plus two further bedrooms and a family bathroom. Outside there is a driveway providing plenty of off road parking leading to a double garage and to the rear an established lawned garden which is fully enclosed. Please call 01778 392807 for more information

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

winkworth.co.uk/bourne

Winkworth

See things differently.



Family Room/Dining Room - 24'1" x 21'4" (7.34m x 6.5m) A fantastic open plan room with bi-folding doors onto the rear garden, laminate flooring with under floor heating, fitted Quarts breakfast bar with inset sink with instant boiling water tap, integrated dishwasher, sky lantern and sky light, personal door to the garage and door leading to:

Utility Room - 7'9" x 5'9" (2.36m x 1.75m) With tiled flooring with under floor heating, space and plumbing for washing machine and tumble dryer, door leading to the side.

First Floor Landing - With access to the loft, built in airing cupboard housing pressurised tank and door leading to:

Bedroom One - 16'2" x 9'1" (4.93m x 2.77m) With upvc double glazed window to the front, part panelled walls, radiator power points and open to:

En-Suite Bathroom - Luxury fitted suite comprising, freestanding bath, separate walk in shower cubicle, wash hand basin, heated towel rail, part panelled walls, tiled flooring and door leading to separate WC.

Bedroom Two - 12'3" x 11'3" (3.73m x 3.43m) With upvc double glazed window to the front, radiator, power points and door leading to:

En-Suite Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail, tiled flooring and frosted window.

Bedroom Three - 15'1" (4.6) (narrowing to 11'1" (3.38) x 9'1" (2.77) With upvc double glazed window to the front, radiator, power points.

Bedroom Four - 12'1" x 8'9" (3.68m x 2.67m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, tiled flooring, heated towel rail and frosted window.

Outside - With driveway to the front providing ample off road parking with EV charger leading to a DOUBLE GARAGE (17'5" x 17'1") The rear garden has a wood decked patio leading to a lawned well stocked garden with a wide variety of shrubs and trees. There are also solar panels which are owned and will be transferred to the new purchaser.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

ACCOMMODATION

Entrance Hall - With oak flooring, stairs leading to the first floor, radiator and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, tiled flooring, radiator and frosted window.

Lounge - 16'2" x 11'4" (4.93m x 3.45m) With attractive feature fireplace with wood burning stove, oak flooring, radiator, power points and french doors onto the rear garden.

Study - 13'6" x 11'3" (4.11m x 3.43m) With upvc double glazed window overlooking the front, oak flooring, under stairs storage cupboard, radiator and power points.

Kitchen - 15'3" x 8'9" (4.65m x 2.67m) With modern fitted units comprising, excellent rang of wall and base units complemented by Quartz worktops, built in Neff oven, further built in Neff microwave combi oven, gas hob with extractor above, built in bins cupboard, space for American style fridge freezer, upvc double glazed window to the rear and open to:

