



20 Lilac Close, Bourne, Lincolnshire, PE10 9TS

£390,000 Freehold

Offered for sale with no ongoing chain this impressive four bedroom detached family home built by Parker Homes located just off Beech Avenue within walking distance of the Town and Woods. The property offers excellent family accommodation benefiting from, lounge and separate dining room, upvc double glazed conservatory, kitchen with utility room and cloakroom off. On the first floor the master bedroom benefits from an en-suite shower room, there are three further bedrooms and a family bathroom. Outside there is an easy to maintain garden with artificial grass and access to the double garage with block paved drive in front providing plenty of off road parking. 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



See things differently.



Utility Room - 10'9" x 5'6" (3.28m x 1.68m) With single drainer sink, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler supplying hot water and central heating, upvc double glazed window and door to the side and door to.

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

First Floor Landing - With access to the loft and door leading to.



Bedroom One - 13'7" x 11'5" (4.14m x 3.48m) Upvc double glazed window to the front and side, radiator, power points and door leading to.

En-Suite Shower Room - With shower cubicle, low level wc, wash hand basin, bidet, tiled walls, tiled flooring, radiator and frosted windows.

Bedroom Two - 12'4" x 12'2" (3.76m x 3.7m) With upvc double glazed windows to the front and side, radiator and power points.

Bedroom Three - 10'2" x 10' (3.1m x 3.05m) With upvc double glazed window to the side, radiator and power points.

Bedroom Four - 9'1" x 9' (2.77m x 2.74m) With upvc double glazed window to the side, built in airing cupboard, radiator and power points.

Family Bathroom - Fitted suite comprising, freestanding bath, low level wc, wash hand basin, bidet, tiled walls, tiled flooring, radiator and frosted window.

Outside - To the front there is a gated pathway leading to the front door with a DETACHED DOUBLE GARAGE with electric up and over door and personal door to the garden. There is also a block paved drive in front providing ample off road parking. The rear garden is part walled and easy to maintain being mainly artificial grass with a paved patio and access to the garage.



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, laminate flooring, radiator, upvc double glazed windows to the sides and door leading to.

Lounge - 15'3" x 11'9" (4.65m x 3.58m) With upvc double glazed window to the front and bay window to the side, radiator and power points.

Dining Room - 11'1" x 10'11" (3.38m x 3.33m) With upvc double glazed window to the front, radiator, power points and french doors leading to.

Conservatory - 12' x 11'9" (3.66m x 3.58m) Being half brick with upvc double glazed windows and doors onto the rear garden and tiled flooring.

Kitchen - 13'8" x 10'9" (4.17m x 3.28m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge, part tiled walls, radiator, upvc double glazed windows to the rear and side and door leading to.

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND