



Total area: approx. 203.0 sq. metres (2185.4 sq. feet)



3 Leofric Avenue, Bourne, PE10 9QT

O.I.E.O £500,000 Freehold

Winkworth are delighted to offer for sale this stunning completely renovated and extended five double bedroom detached family home with wonderful generous size garden making this an ideal home for anyone looking for space. The property is located within walking distance of the town and Bourne Wood and schools are also within easy reach benefiting from, lounge and separate playroom/home office, fantastic kitchen/family room with quartz worktops and bi-folding doors onto the rear garden. On the first floor the master and guest bedrooms have modern fitted shower rooms, there are three further double bedrooms and a family bathroom. The property also benefits from oak doors, upvc double glazed windows, gas central heating to radiators with a newly replaced boiler and newly fitted carpets. This home is a must view so please call now for more information.

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ACCOMMODATION

Porch - With tiled flooring, radiator and door leading to:

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

Entrance Hall - With stairs leading to the first floor, two built in storage cupboards, tiled flooring, radiator, power points and door leading to:

Lounge - 18'9" x 11'7" (5.72m x 3.53m) With attractive feature fireplace with woodburning stove, upvc double glazed window to the front, radiator, power points and bi-folding doors to the kitchen/family room.

Play Room/Home Office - 12'7" (3.84) (narrowing to 7'5" (2.26)) x 16'2" (4.93) with upvc double glazed window to the side, radiator and power points.

Kitchen/Family Room - 32'7" x 12'9" (9.93m x 3.89m) A stunning extended room with views overlooking the rear garden with newly fitted units comprising, inset sink with instant boiling water tap and cupboard below, excellent range of wall and base units complemented with Quartz worktops, centre island with Quartz worktops and breakfast bar, two built in single ovens, further microwave/oven, built in hob with extractor above, integrated dishwasher, integrated fridge, tiled flooring, radiator, power points, bi-folding doors and further french doors onto the rear garden and door leading to:



Utility Room - 10' x 5'1" (3.05m x 1.55m) With Quartz worktop with inset sink, integrated washing machine, integrated fridge, integrated freezer and door to the side.

First Floor Landing - With built in airing cupboard, upvc double glazed window to the front and door leading to:

Master Bedroom - 18'2" (5.54) (narrowing to 7'7" (2.3) x 10'7" (3.23) With fitted wardrobes, further fitted storage cupboard, upvc double glazed window to the front, radiator, power points and door leading to:

En-Suite Shower Room - With newly fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin with cupboards below, tiled walls, tiled flooring, heated towel rail and extractor fan.

Bedroom Two - 20'6" x 12'4" (6.25m x 3.76m) With upvc double glazed window to the rear, radiator, power point and door leading to:

En-Suite - Modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled flooring, extractor fan and heated towel rail.

Bedroom Three - 12'6" x 11'7" (3.8m x 3.53m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 12'4" x 11'6" (3.76m x 3.5m) With upvc double glazed window to the front, radiator and power points.

Bedroom Five - 13' x 8'9" (3.96m x 2.67m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - Newly fitted suite comprising, P-shaped bath with wall mounted shower and glass screen, low level wc, wash hand basin with cupboard below, tiled flooring, part tiled walls, heated towel rail and frosted window.

Outside - To the front there is a driveway providing ample off road parking which leads to a Store (formally the garage) measuring 10'9" x 8'4" housing the gas boiler and water softener. The rear garden is a generous size and a particular feature providing fantastic outside space for the family with patio area leading onto a fully enclosed mainly lawned garden.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold