

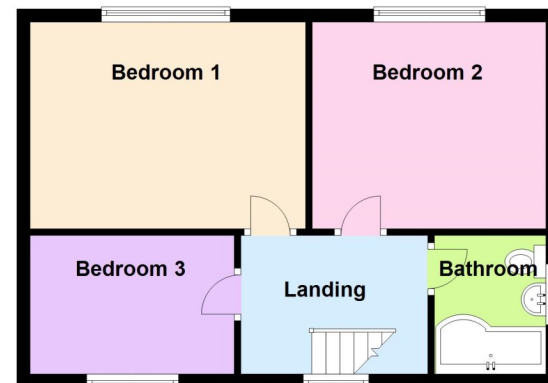
EPC TO FOLLOW



Ground Floor



First Floor



## 35 Ancaster Road, Bourne, PE10 9HL

£250,000 Freehold

An established three bedroom semi detached home with amazing rear garden providing potential to extend and improve further (stpp) and perfect for outdoor activities, gardening, or simply relaxing in a peaceful environment. The property benefits from a generous lounge, kitchen/breakfast room with door to utility area and downstairs cloakroom. On the first floor there are three good size bedrooms and family bathroom. The property also benefits from gas ventral heating to radiators and upvc double glazed window. To the side there is a garage and driveway which leads to a further gated driveway providing plenty of parking and covered carport. The garden is mainly lawned and fully enclosed and we would strongly recommend an early viewing to avoid disappointment.

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See things differently.



**Utility Room** - 7'3" x 6'2" (2.2m x 1.88m) With space and plumbing for washing machine and tumble dryer and space for American style fridge freezer.

**Cloakroom** - With low level wc and frosted window

**Walk in Storage** - Providing useful storage.

**First Floor Landing** - With upvc double glazed window to the front, part panelled walls, radiator and door leading to:

**Bedroom One** - 14'1" x 10'7" (4.3m x 3.23m) With upvc double glazed window to the rear, radiator and power points

**Bedroom Two** - 11'3" x 10'7" (3.43m x 3.23m) With upvc double glazed window to the rear, radiator and power points

**Bedroom Three** - 10'7" x 7'5" (3.23m x 2.26m) With upvc double glazed window to the front, radiator and power points

**Bathroom** - Fitted suite comprising, P-shaped bath with shower and glass screen, low level wc, wash hand basin, tiled walls, radiator and frosted window.

**Outside** - To the front there is a shared driveway with lawned front garden and parking to the side. There is a single garage with electric roller door with power and light. There is a further gated gravelled driveway providing ample off road parking plus a double covered carport plus various wooden outbuildings. The rear garden is an amazing corner plot being mainly lawned with a large patio area perfect for outdoor activities or gardening.

## ACCOMMODATION

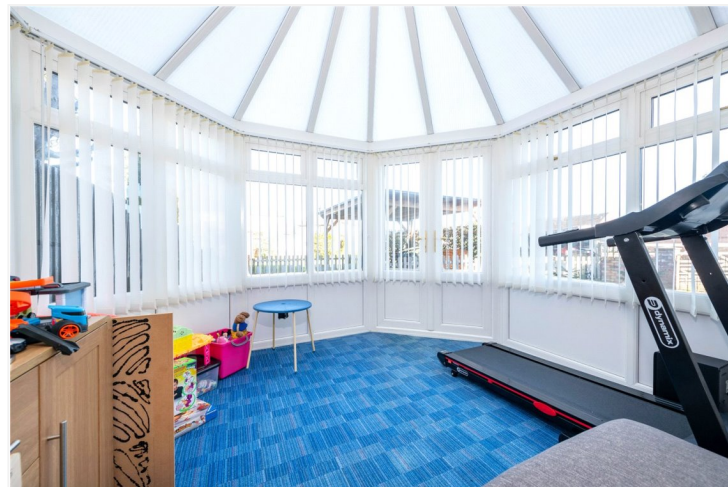
**Entrance Hall** - With part panelled walls, stairs leading to the first floor, radiator, built in airing cupboard and door leading to:

**Lounge** - 18'11" x 13'2" (5.77m x 4.01m) With feature fireplace, upvc double glazed window to the front, radiator, power points and sliding doors leading to:

**Conservatory** - 11'6" x 10'2" (3.5m x 3.1m) With upvc double glazed windows and french doors onto the rear garden.

**Kitchen/Breakfast Room** - 11'10" x 10'6" (3.6m x 3.2m) With fitted units comprising, one and a half bowl sink with cupboard below, good range of wall and base units, space for cooker with extractor above, walk in pantry, part tiled walls, wall mounted gas boiler supplying hot water and central heating, radiator, tiled flooring and upvc double glazed window to the rear.

**Rear Hall** - With window to the front, door to the rear and Open to:



## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

C