

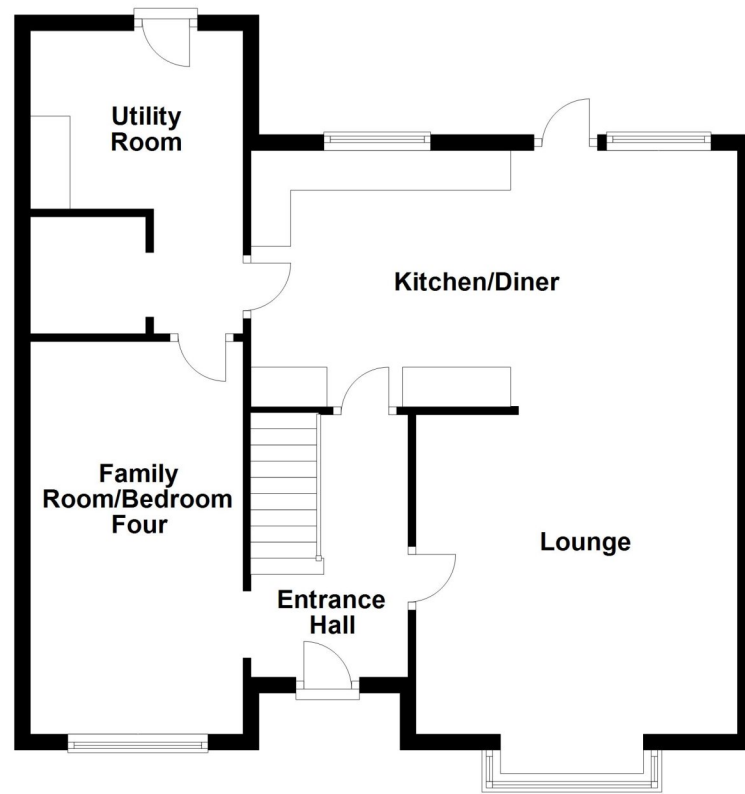
**Broadlands Avenue, Bourne,
Lincolnshire**

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

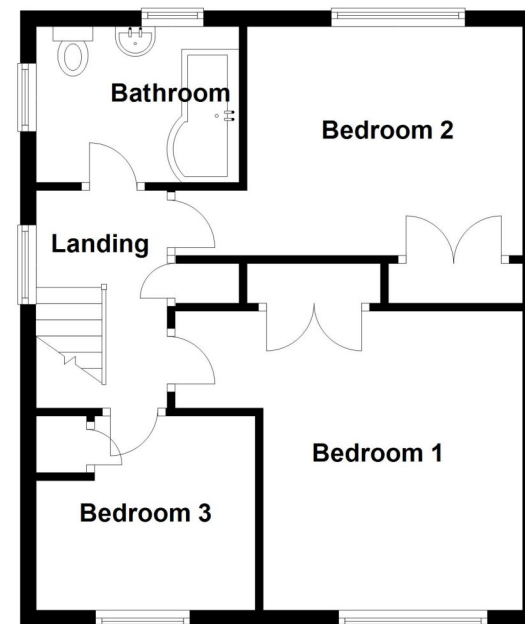
Ground Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 113.6 sq. metres (1222.6 sq. feet)



11 Broadlands Avenue, Bourne, Lincolnshire, PE10 9BG

O.I.E.O £300,000 Freehold

We are delighted to offer for sale, with NO CHAIN, this three/four bedroom detached family home that has been extensively improved by the current vendors, but still need finishing in places. The property boasts a new kitchen which now is open plan into the living room/dining area, new boiler and new bathroom plus the garage has been recently converted to create a further reception room/bedroom four and three further first floor bedrooms. The recent renovations to this property have created modern open plan living accommodation with brand new flooring, kitchen, bathroom and electrics with complete circuit board upgrade. Outside there is a generous front garden with driveway providing ample off road parking and the potential to create more parking if required. The rear garden is mainly lawned and fully enclosed. The property is located in a popular location within walking distance of the town and great local schools and we would strongly recommend an internal viewing.

4 Bedrooms | Entrance Hall | Lounge | Kitchen/Dining Room | Utility Room | Family Bathroom | Outside

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, door to the kitchen and family room, brand new LVT flooring and door to.

Lounge - 13'4" x 10'9" (4.06m x 3.28m) With new LVT flooring, upvc double glazed bay window to the front, two newly installed vertical radiators and open to.

Reception Room/Bedroom Four - 16'3" x 8'10" (4.95m x 2.7m) With upvc double glazed window to the front, new radiator and power points. This room is newly renovated with brand new electrics, plumbing and flooring.

Kitchen/Dining Room - 29'10" x 10'8" (9.1m x 3.25m) A bright and spacious open plan kitchen with newly fitted units comprising, single drainer sink with cupboard below, excellent range of base units, two built in ovens, built in hob with extractor above, integrated dishwasher, fitted bin cupboard, new LVT flooring, upvc double glazed window and door onto the rear garden and door leading to.

Utility Room - 12'6" (max) x 8'10" (3.8m (max) x 2.7m) With fitted worksurface, space and plumbing for washing machine, space for American style fridge freezer, door to the rear and door to.

Downstairs Cloakroom - Not fitted



First Floor Landing - With built in airing cupboard, loft access, window to the side and door to.

Bedroom One - 14'3" x 12'7" (4.34m x 3.84m) With built in wardrobes, radiator, power points and upvc double glazed window to the front.

Bedroom Two - 11'8" x 9' (3.56m x 2.74m) With built in wardrobes, radiator, power points and upvc double glazed window to the rear.

Bedroom Three - 9'2" x 8'8" (2.8m x 2.64m) With built in over stairs cupboard, radiator, power points and upvc double glazed window to the front.



Family Bathroom - With a fantastic newly installed modern fitted suite comprising, P shaped bath with wall mounted shower and glass screen, low level wc, wash hand basin set in unit with cupboard below, heated towel rail and frosted window.

Outside - To the front there is a generous sized driveway providing ample off road parking that could easily be made larger to create more parking if required. The rear garden is fully enclosed and mainly lawned.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

