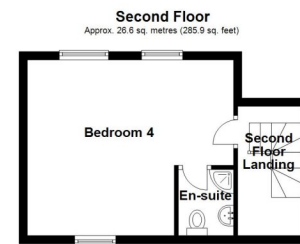
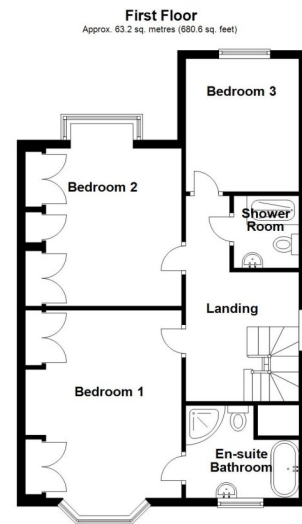
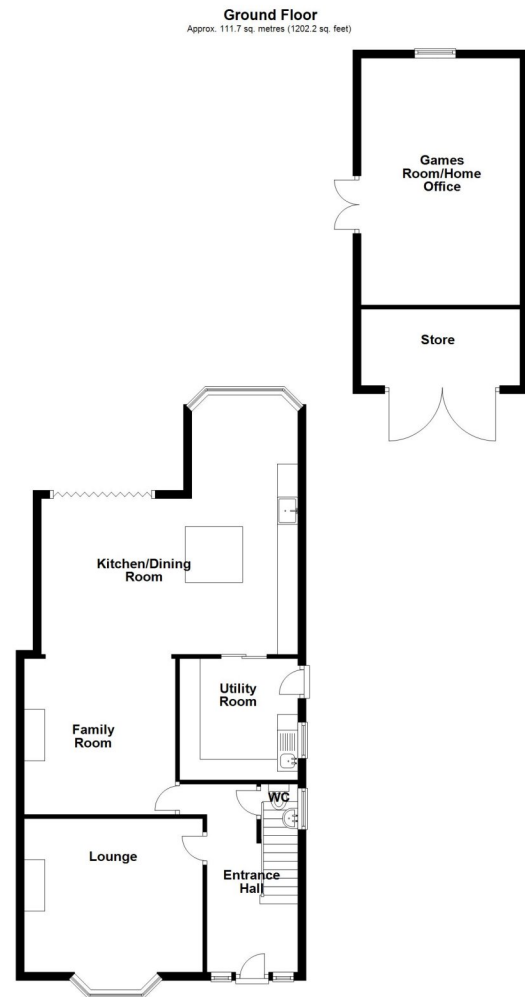


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	



Total area: approx. 201.5 sq. metres (2168.7 sq. feet)



## 31 West Road, Bourne, Lincolnshire, PE10 9PS

O.I.E.O £525,000 Freehold

This truly stunning completely renovated four bedroom semi-detached home originally built in the 1930s, is located in a highly sought-after road just a short walk from the town centre. The property seamlessly blends period charm with modern sophistication, offering a spacious and stylish living environment. The property is set over three floors offering excellent accommodation benefiting from, entrance hall with cloakroom off, lounge with bay window, stunning open plan kitchen/family room with quartz worktops plus utility room off. On the first floor the master bedroom benefits from an en-suite bathroom, two further bedrooms and a family shower room. On the second floor there is a further bedroom with en-suite. Outside there is a large South facing garden, providing plenty of space for outdoor activities, relaxation, and entertaining. A standout feature is the dedicated games room or home office, offering a versatile space to suit your needs, whether for work or leisure. Please call 01778 392807 for more information.

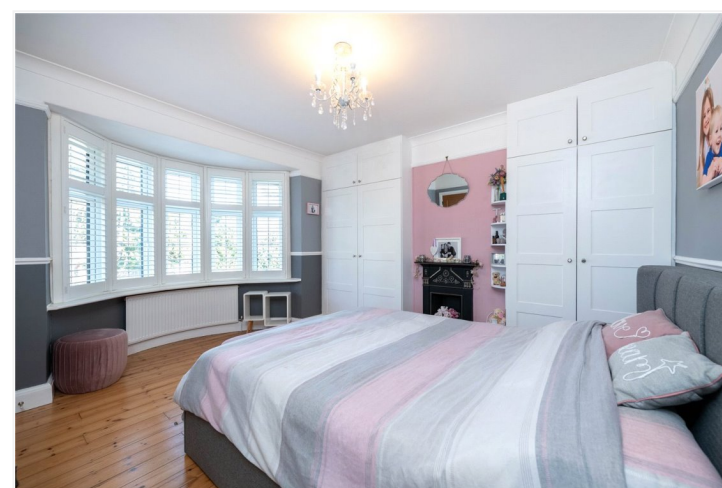
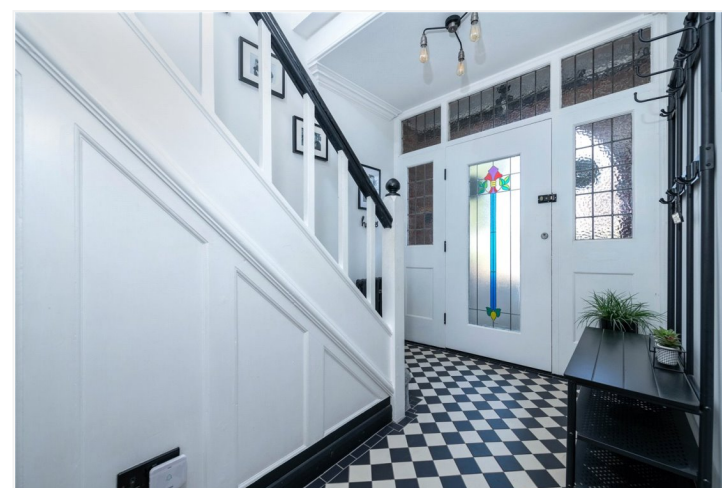
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## ACCOMMODATION

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

**Downstairs Cloakroom** - With low level wc, wash hand basin, tiled floor with electric underfloor heating and frosted window.

**Lounge** - 14'3" x 12'3" (4.34m x 3.73m) With upvc double glazed window with shutters to the front, attractive feature fireplace, panelled walls, picture rail, LVT flooring, radiator, power points and coved ceiling.

**Family Room** - 12'8" x 12'4" (3.86m x 3.76m) With LVT flooring, attractive feature fireplace, radiator, coved ceiling and open to:

**Kitchen/Dining Room** - 19'6" (5.94) x 19'4" (5.9) (narrowing to 12'6" (3.8)) A fantastic bright and open plan room with fitted units comprising, inset sink, excellent range of wall and base units complemented by Quartz worktops, centre island with breakfast bar, induction hob, Built in Neff oven and microwave, integrated dishwasher, space for American fridge freezer, LVT flooring, Bi-folding doors to the rear garden plus bay window with shutters to the rear and sliding door to:

**Utility Room** - 9'7" x 9'2" (2.92m x 2.8m) With extensive range of fitted cupboards, single drainer sink, space and plumbing for washing machine and tumble dryer, LVT flooring and window and door to the side.

**First Floor Landing** - With stairs leading to the second floor, upvc double glazed window to the side and door leading to:

**Bedroom One** - 15'5" x 11'7" (4.7m x 3.53m) With upvc double glazed bay window with shutters to the front, fitted wardrobes, radiator, picture rail, coved ceiling, power points and door leading to:

**En-Suite Bathroom** - With freestanding bath, separate shower cubicle, low level wc, wash hand basin, tiled flooring with electric underfloor heating, built in cupboard housing gas boiler and frosted window.

**Bedroom Two** - 12'8" x 11'7" (3.86m x 3.53m) With extensive range of fitted wardrobes, radiator, picture rail, coved ceiling, power points and upvc double glazed bay window to the rear.

**Bedroom Three** - 10'7" x 8'8" (3.23m x 2.64m) With upvc double glazed window to the rear, radiator, picture rail and power points.

**Shower Room** - With walk in shower cubicle, low level wc, wash hand basin, tiled walls and heated towel rail.

**Second Floor Landing** - With storage area and door leading to:

**Bedroom Four** - 14'6" x 14'4" (4.42m x 4.37m) With Velux windows to the front and rear, radiator, power points and door leading to:

**En-Suite Shower Room** - With corner shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring and heated towel rail.

**Outside** - To the front there is a generous gravelled driveway providing ample off road parking with access to the front door and side. The rear garden is a fanatic South facing garden with large patio area leading onto an established lawned garden ideal for outdoor activities, relaxation, and entertaining. There is a detached cabin (19'4" x 12'8") with power and light and a fully fitted kitchen plus further store (12'8" x 6'5")

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

C