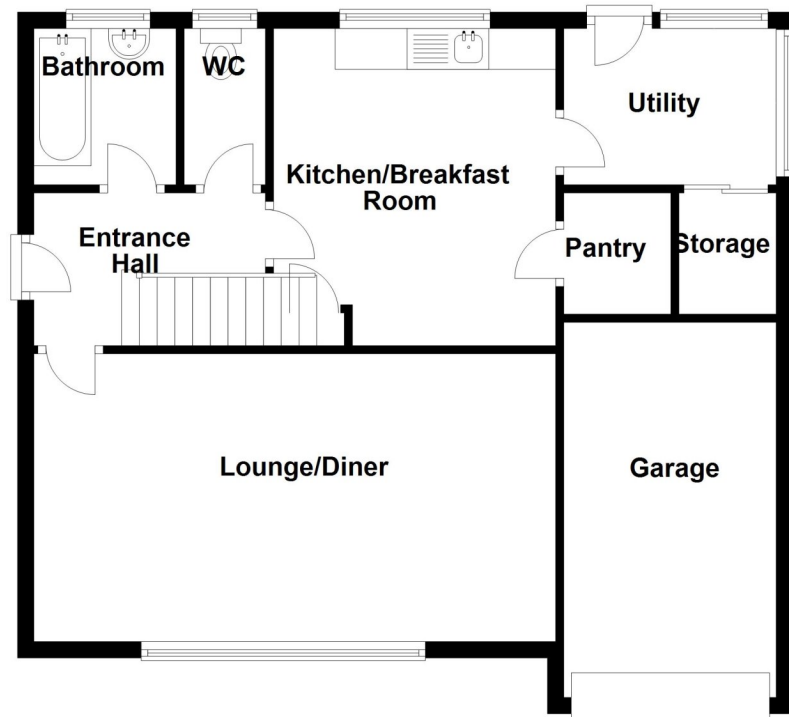


EPC TO FOLLOW

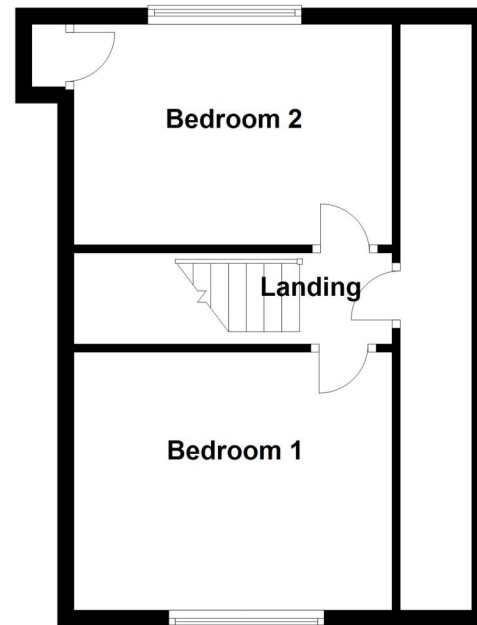
Ground Floor

Approx. 69.9 sq. metres (752.2 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



Total area: approx. 105.2 sq. metres (1132.0 sq. feet)



33 Northfields, Bourne, Lincolnshire, PE10 9DB

£180,000 Freehold

This two bedroom home, located in a popular and sought-after area of Bourne, presents an exciting opportunity for renovation enthusiasts or investors. While in need of complete renovation, the property offers great potential to transform into a modern and comfortable home. The layout includes two generously sized first floor bedrooms, a living area, a kitchen, and a bathroom, all of which require updating. The home is situated in a desirable neighbourhood, providing easy access to local amenities and schools. With the right vision and investment, this property could become a stunning residence, offering both style and convenience in a highly desirable location so please call 01778 302807 for more information.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to:

Lounge/Dining Room - 20'9" x 11'7" (6.32m x 3.53m) With feature fireplace with gas fire, window overlooking the front and power points.

Kitchen/Breakfast Room - 12'7" x 11'6" (3.84m x 3.5m) With basic fitted units and single drainer sink, built in storage cupboard, walk in pantry, gas boiler, window overlooking the rear, radiator and door leading to:

Utility Room - 8'6" x 6'3" (2.6m x 1.9m) With door and windows to the rear and side, sliding doors leading to walk in storage.

Bathroom - With panelled bath, wash hand basin, part tiled walls and frosted window.

Separate WC - With low level wc and frosted window.

First Floor Landing - With door giving access to eves storage and door leading to:

Bedroom One - 12'5" x 11'5" (3.78m x 3.48m) With window overlooking the front and power points.

Bedroom Two - 12'5" x 9'3" (3.78m x 2.82m) With window overlooking the rear, built in airing cupboard and power points.

Outside - To the front there is a generous lawned front garden with driveway providing off road parking leading to a single garage with up and over door. The rear garden has a paved patio leading to a lawned garden which is fully enclosed with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C