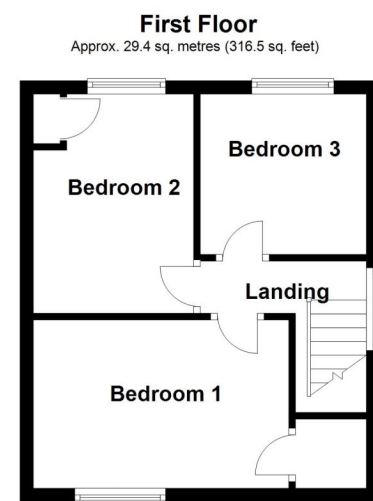
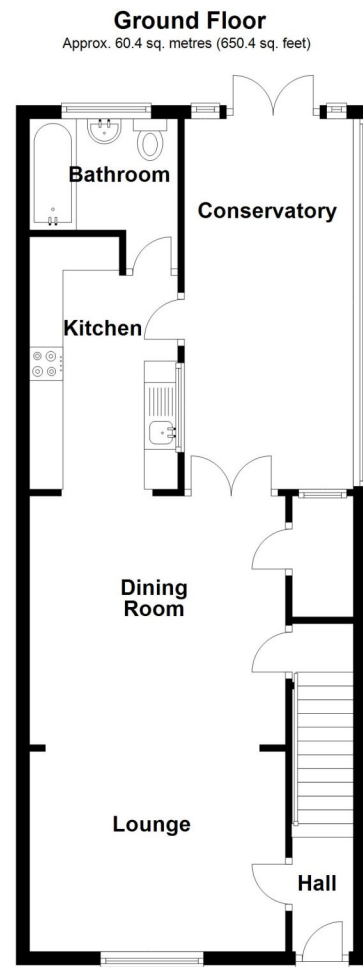


EPC TO FOLLOW



Total area: approx. 89.8 sq. metres (966.9 sq. feet)



79 Recreation Road, Bourne, Lincolnshire, PE10 9HD

£210,000 Freehold

A superbly presented three bedroom semi detached home located within walking distance of the town centre. The property offers excellent accommodation benefiting from open plan lounge and dining room, modern fitted kitchen, conservatory with doors onto the rear garden and downstairs family bathroom. On the first floor there are three generous bedrooms. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside to the front there is a driveway providing off road parking and to the rear a fantastic established garden making this home a must view.

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ACCOMMODATION

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

Lounge - 12'6" x 9'9" (3.8m x 2.97m) With wood effect flooring, attractive feature fireplace, upvc double glazed window to the front, radiator, power points and open to:

Dining Room - 12'3" x 12'6" (3.73m x 3.8m) With wood effect flooring, french doors leading to the conservatory, two built in storage cupboards and archway to:

Kitchen - 10'6" x 7'3" (3.2m x 2.2m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge. part tiled walls, tiled flooring, upvc double glazed window to the side, door to the bathroom and door leading to:

Conservatory - 15'6" x 8'7" (4.72m x 2.62m) Being half brick with upvc double glazed windows and french doors to the rear garden.



Bathroom - With modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled walls, tiled flooring and upvc double glazed frosted window.

First Floor Landing - With upvc double glazed window to the side and door leading to:

Bedroom One - 14' x 10'1" (4.27m x 3.07m) With upvc double glazed window to the front, radiator, power points and over stairs storage cupboard.

Bedroom Two - 12'4" x 8'2" (3.76m x 2.5m) With upvc double glazed window to the rear, radiator, built in storage cupboard and power points.

Bedroom Three - 9'5" x 8'3" (2.87m x 2.51m) With upvc double glazed window to the rear, radiator and power points.

Outside - To the front there is a gravelled driveway providing off road parking. The rear garden is a generous size with paved and gravelled patio leading to an established lawned area with mature trees and shrubs. To the rear of the garden there is also a timber summerhouse/workshop.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A