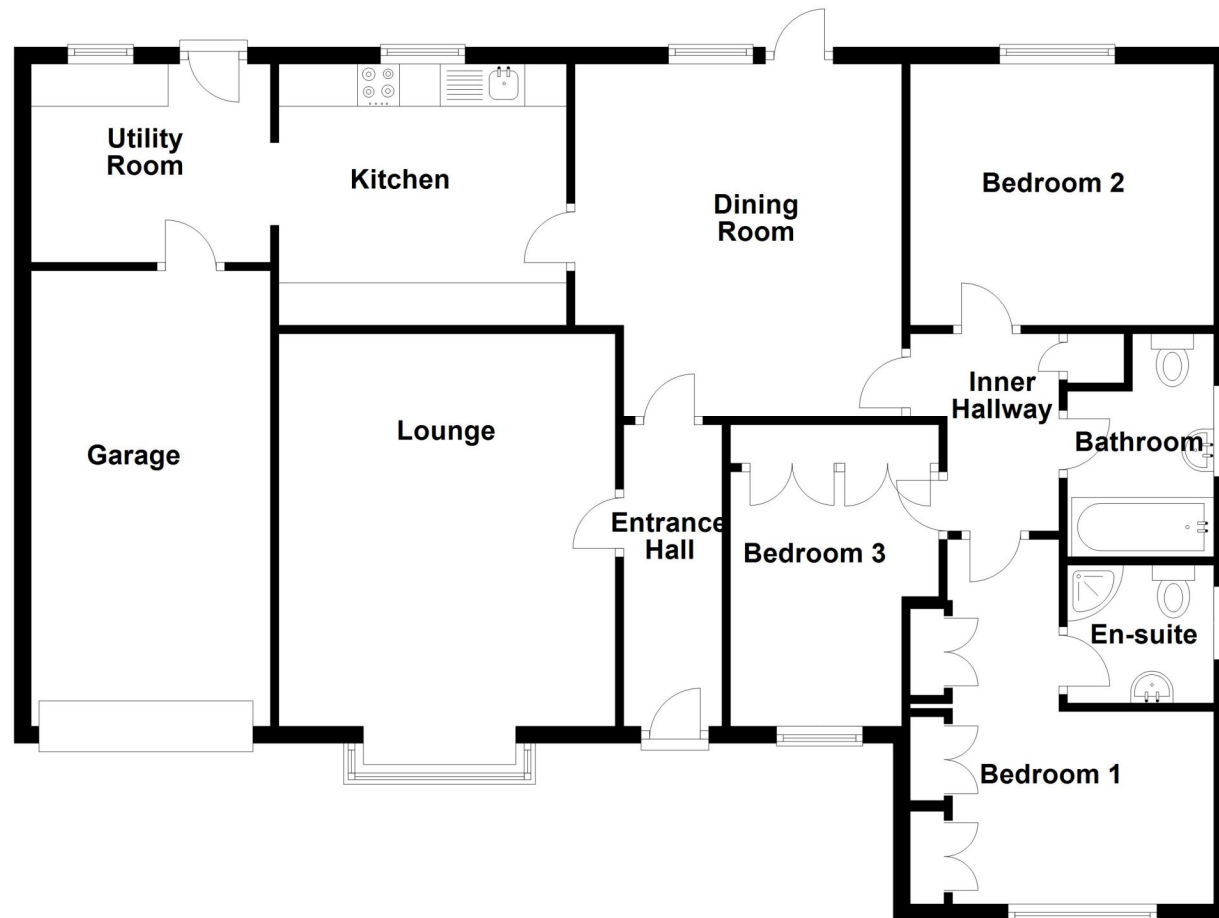


Grosvenor Avenue, Bourne

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		
(69-80) C		80
(55-68) D	68	
(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



40 Grosvenor Avenue, Bourne, PE10 9HU

£350,000 Freehold

Offered for sale with no ongoing chain this spacious three bedroom detached bungalow is a must view. The property is located on the southern side of Bourne offering easy access to Tesco supermarket and the A15 road link to Peterborough. The property offers bright and spacious accommodation benefiting from, lounge with bay window, separate dining room, kitchen with utility room off, master bedroom with en-suite and fitted wardrobes, two further bedrooms and family bathroom. Outside there is a walled front garden with block paved driveway providing ample off road parking leading to a single garage with electric door. The rear garden is East facing and easy to maintain being mainly gravelled and paved. Please call 01778 392807 for more information.

Three Bedroom Detached Bungalow | Single Garage | Master with En Suite | Two Reception Rooms | EPC Rating D | Council Tax Band D

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ACCOMMODATION

Entrance Hall - With coved ceiling, warm air vent, power points and door leading to:

Lounge - 15'2" x 13'1" (4.62m x 4m) With attractive feature fireplace, upvc double glazed bay window to the front, warm air vent, coved ceiling and power points.

Dining Room - 13'9" x 12'9" (4.2m x 3.89m) With upvc double glazed window and door to the rear garden, warm air vent, fibre-optic connection, coved ceiling, power points, door to the inner hall and door leading to:

Kitchen - 11'3" x 10'2" (3.43m x 3.1m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, space for cooker, space for fridge freezer, space for dishwasher, part tiled walls, tiled flooring, warm air vent, upvc double glazed window to the rear and door leading to:

Utility Room - 9'9" x 7'7" (2.97m x 2.3m) With fitted wall and base units, space and plumbing for washing machine, warm air vent, tiled flooring, gas warm air boiler, upvc double glazed window and door to the rear and door to the garage.

Inner Hall - With built in airing cupboard housing hot water tank, access to the loft which is boarded with drop-down ladder, and door leading to:



Bedroom One - 15'4" (max) x 10'1" (4.67m (max) x 3.07m) With extensive range of fitted wardrobes, upvc double glazed window to the front, warm air vent, coved ceiling and door leading to:

En-Suite Shower Room - With corner shower cubicle, low level wc, wash hand basin, tiled flooring, warm air vent, heated towel rail, and frosted window.

Bedroom Two - 11'6" x 10'1" (3.5m x 3.07m) With upvc double glazed window to the rear, warm air vent, coved ceiling and power points.

Bedroom Three - 9'5" x 8'2" (2.87m x 2.5m) With fitted wardrobes, warm air vent, coved ceiling, power points and upvc double glazed window to the front.

Family Bathroom - With panelled bath with shower and glass screen, low level wc, wash hand basin, warm air vent, heated towel rail, tiled walls and flooring and frosted window.

Outside - To the front there is a walled front garden with block paved driveway providing ample off road parking leading to a SINGLE GARAGE (17'1" x 9'0") with power and light plus electric door. The rear garden is East facing and easy to maintain being mainly paved and gravelled. The garden is fully enclosed by fencing with side access and summer house.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

