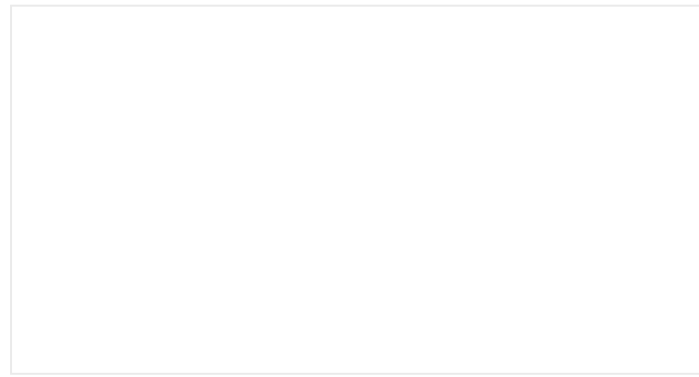


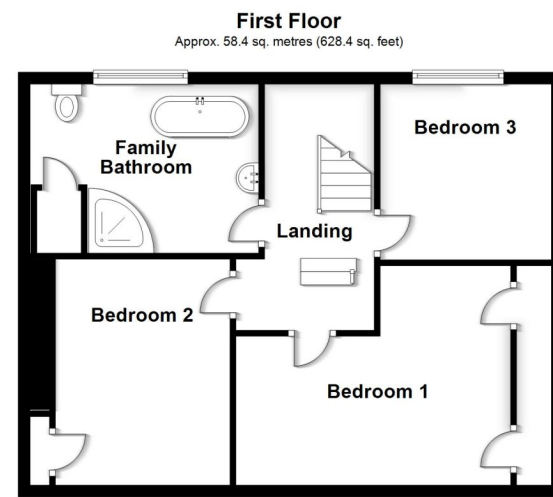
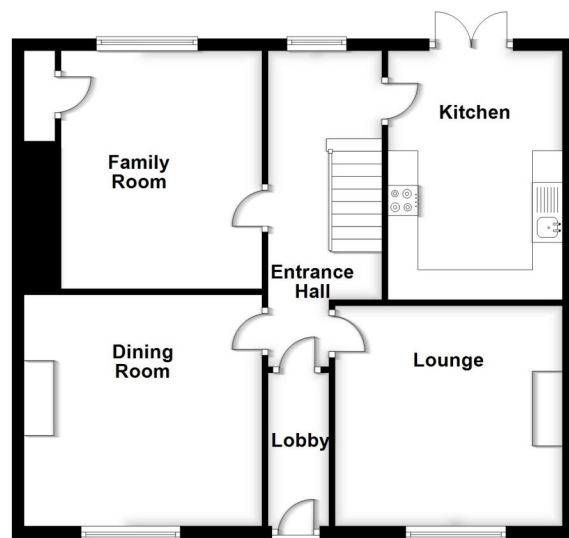
St. Peters Road, Bourne, Lincolnshire

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.



Ground Floor

Approx. 82.6 sq. metres (889.3 sq. feet)



Total area: approx. 141.0 sq. metres (1517.6 sq. feet)



4 St. Peters Road, Bourne, Lincolnshire, PE10 9NF

£375,000 Freehold

Winkworth are delighted to offer for sale this charming grade II listed three bedroom period home set in a fantastic location within the town centre next to Wellhead park. The property offers a wealth of character and charm benefiting from, lounge, dining room and family room, kitchen/breakfast room with French doors onto the garden, three generous bedrooms and large family bathroom. Outside there is a lovely walled garden with secluded patio and established lawned garden. There is also a brick built outbuilding with woodburning stove currently used as a home bar. Please call 01778 392807 for more information.

Three Bedroom Period Home | Grade II Listed | Three Receptions Rooms | Walled Garden | Town Centre Location | Council Tax Band C

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See things differently.



First Floor Landing - Being split level with door leading to:

Bedroom One - 16'1" x 12'2" (4.9m x 3.7m) With two sash windows to the front, built in wardrobes, feature fire surround, radiator and power points.

Bedroom Two - 12'7" x 10'1" (3.84m x 3.07m) With sash window to the front, radiator and power points.

Bedroom Three - 9'6" x 9'4" (2.9m x 2.84m) With window to the rear, radiator and power points.

Family Bathroom - 12'5" x 9' (3.78m x 2.74m) With freestanding bath, separate shower cubicle, low level wc, wash hand basin, laminate flooring, radiator, built in airing cupboard and frosted window.



Outside - The rear garden is a lovely part walled garden with patio area providing a secluded sitting area leading to a well stocked lawned garden with flower shrub and tree borders. To the rear of the garden there is a brick built outbuilding with power and light, vaulted ceiling with exposed beams and wood burning stove that could be used as a home office/workshop and is currently set up as a home bar.

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Porch - With tiled flooring, part panelled walls and door leading to:

Entrance Hall - With stairs leading to the first floor, laminate flooring, window to the rear and door leading to:

Lounge - 13'1" x 12'9" (4m x 3.89m) With attractive feature fireplace, sash window to the front, dado rail, coved ceiling, radiator and power points.

Dining Room - 12'6" x 12'4" (3.8m x 3.76m) With feature fireplace with woodburning stove, sash window to the front, part panelled walls, radiator, coved ceiling and picture rail.

Family Room - 10'6" x 10'2" (3.2m x 3.1m) With laminate flooring, radiator, built in storage cupboard, window to the rear and power points.

Kitchen - 13'4" x 9'5" (4.06m x 2.87m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, space for cooker, space for fridge freezer, space and plumbing for washing machine, tiled flooring, part tiled walls and french doors leading to the rear garden.

