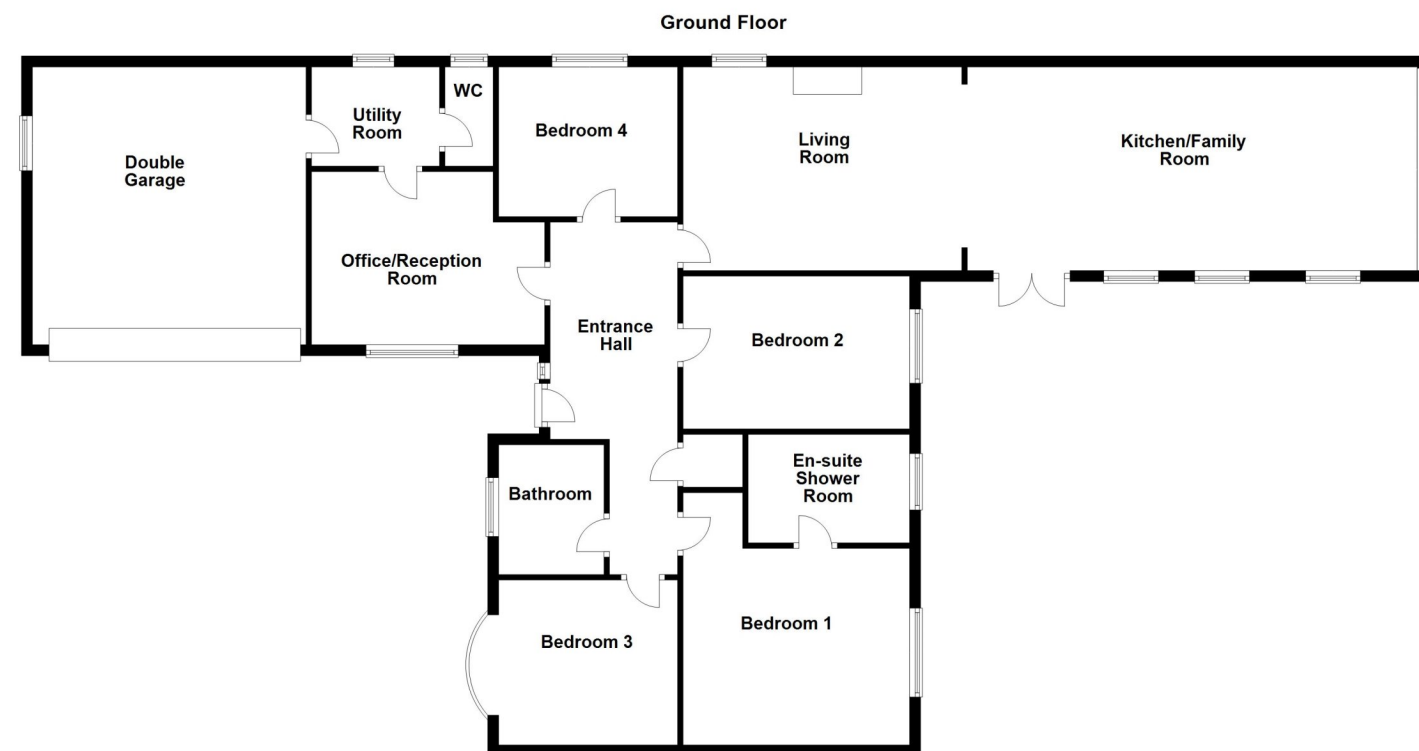


**35A, Beech Avenue, Bourne,  
Lincolnshire**

*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.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(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 2002/91/EC	



**35A, Beech Avenue, Bourne, Lincolnshire, PE10 9RR**

**£599,950 Freehold**

We are delighted to offer for sale this stunning and completely renovated four bedroom detached bungalow located in one of Bourne's most sought after locations backing onto the woods. This 1,771sqft property offers excellent accommodation benefiting from a stunning kitchen family room with vaulted ceiling featuring a floor to window gable window overlooking the garden and glass link/roof section, living room plus separate office/sung, master bedroom with en-suite, three further bedrooms and family bathroom. The property also benefits from new timber look upvc double glazed windows, oak doors, new water cylinder and air conditioning in the kitchen/family room. Outside there is a part walled gravelled driveway leading to a double garage and to the rear a generous fully landscaped garden backing onto the woods. Please call 01778 392807 for more information.

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See things differently.



**Cloakroom** - With low level wc, wash hand basin, vanity unit, part tiled walls, radiator frosted upvc window.

**Bedroom One** - 13'2" x 11'9" (4.01m x 3.58m) With upvc double glazed window to the rear, radiator, power points and door leading to:

**En-Suite** - With fully tiled walk in 'rainfall' shower, low level wc, wash hand basin, large wall mounted cabinet, radiator and frosted window.

**Bedroom Two** - 13'7" x 9'2" (4.14m x 2.8m) With upvc double glazed window to the rear, radiator, power points and fitted floating wardrobes, drawers, media unit and real oak shelving.

**Bedroom Three** - 10'1" x 9'6" (3.07m x 2.9m) With upvc double glazed bay window to the front, white shutters, triple column radiator, power points and real oak floating shelves.

**Bedroom Four** - 10'8" x 9'7" (3.25m x 2.92m) With upvc double glazed window to the side, white shutters, radiator, power points and downlighters.

**Family Bathroom** - A fantastic newly fitted suite comprising, freestanding bath with wall mounted taps, low level wc, wash hand basin, radiator, heated mirror with lights, and frosted window.

**Double Garage** - 16'9" x 16'3" (5.1m x 4.95m) With up and over remote-controlled electric door, power sockets, double glazed upvc window, lighting and door leading to utility room.

**Outside** - Approx. 1/4 acre plot. To the front there is a part walled gravelled driveway providing ample off road parking which leads to the double garage. The rear garden is fully landscaped and enjoys views onto Bourne woods. The garden has a paved patio leading onto a generous lawned garden which offers an excellent degree of privacy.

#### LOCAL AUTHORITY

South Kesteven

#### TENURE

Freehold

#### COUNCIL TAX BAND

D

#### ACCOMMODATION

**Entrance Hall** - With laminate flooring, radiator, built in airing cupboard housing new water cylinder, downlighters and door leading to:

**Lounge** - 16'9" x 13'1" (5.1m x 4m) With attractive feature fireplace, laminate flooring, downlighters, upvc window, radiator and open to:

**Kitchen/Family Room** - 27' x 12'9" (8.23m x 3.89m) A fantastic bright and spacious room built in 2022. Vaulted ceiling, newly fitted units comprising, Belfast sink, excellent range of wall and base units complemented by real oak worktops, large centre island with breakfast bar and cupboards and drawers below, built in double oven and microwave, induction hob with built in extractor, space for American style fridge freezer, integrated dishwasher, floor to ceiling feature window overlooking the garden and woods, laminate flooring, underfloor heating and wall mounted air con unit.

**Office/Reception Room** - 14' x 10'9" (4.27m x 3.28m) With upvc double glazed window to the front, laminate flooring, radiator and power points, door leading to:

**Utility Room** - 7'8" x 6'8" (2.34m x 2.03m) With fitted real oak worktop with double cupboard below, space and plumbing for washing machine and tumble dryer, laminate flooring, radiator and upvc double glazed window. Doors leading to double garage and:

