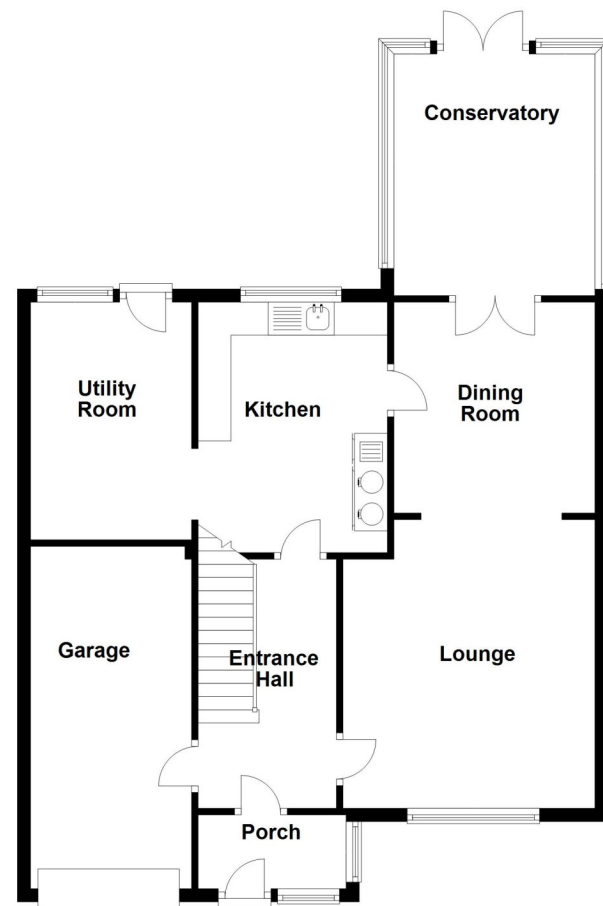
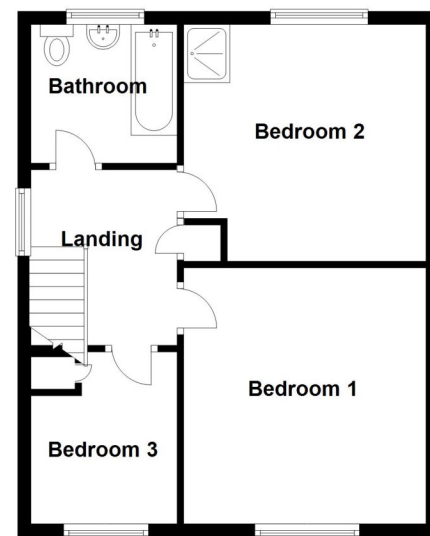


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 83.2 sq. metres (895.0 sq. feet)



**First Floor**  
Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 128.6 sq. metres (1384.1 sq. feet)



## 48 Pinewood Close, Bourne, Lincolnshire, PE10 9RL

£290,000 Freehold

An established three bedroom detached family home located in this popular cul-de-sac location within walking distance of Bourne woods. The property offers generous family accommodation benefiting from, entrance hall, lounge and separate dining room, kitchen with utility room off, master bedroom with shower cubicle, two further bedrooms and family bathroom. Outside there is a driveway providing off road parking leading to a single garage. The rear garden is fully enclosed with summer house and shed. Please call 01778 392807 for more information.

Three Bedroom Detached Home | Generous Family Accommodation | Driveway With Ample Off-Road Parking | Single Garage | Popular Cul-De-Sac Location | Council Tax Band C

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
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**Winkworth**

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See things differently.





**Utility Room** - 10'5" x 7'9" (3.18m x 2.36m) With upvc double glazed window and door to the rear garden.

**First Floor Landing** - With access to the loft, built in airing cupboard housing hot water tank and door leading to.

**Bedroom One** - 12'5" x 12'4" (3.78m x 3.76m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Two** - 12'5" x 11'9" (3.78m x 3.58m) With upvc double glazed window to the rear, shower cubicle with shower, radiator and power points.

**Bedroom Three** - 9'5" x 8'4" (2.87m x 2.54m) With upvc double glazed window to the front, fitted cupboard, radiator and power points.

**Bathroom** - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, radiator and frosted window.

**Outside** - To the front there is a driveway providing ample off road parking leading to a SINGLE GARAGE (16'9" x 8'7") The rear garden has a paved patio leading to a fully enclosed lawned garden with ornamental pond, summer house and shed.

## ACCOMMODATION

**Entrance Porch** - With door leading to.

**Entrance Hall** - Stairs leading to the first floor, under stairs storage cupboard, radiator, power points, door to the garage and door to.

**Lounge** - 14'5" x 12'7" (4.4m x 3.84m) With upvc double glazed window to the front, feature fireplace, radiator, power points and archway leading to.

**Dining Room** - 10'6" x 10'1" (3.2m x 3.07m) With power points, door to the kitchen and french doors leading to.

**Conservatory** - 12'3" x 10'3" (3.73m x 3.12m) Being half brick with upvc double glazed windows and french doors onto the rear garden.

**Kitchen** - 11'6" x 9'5" (3.5m x 2.87m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, Rangemaster cooker, two integrated fridges, integrated dishwasher, space and plumbing for washing machine, upvc double glazed window to the rear and archway to.



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C