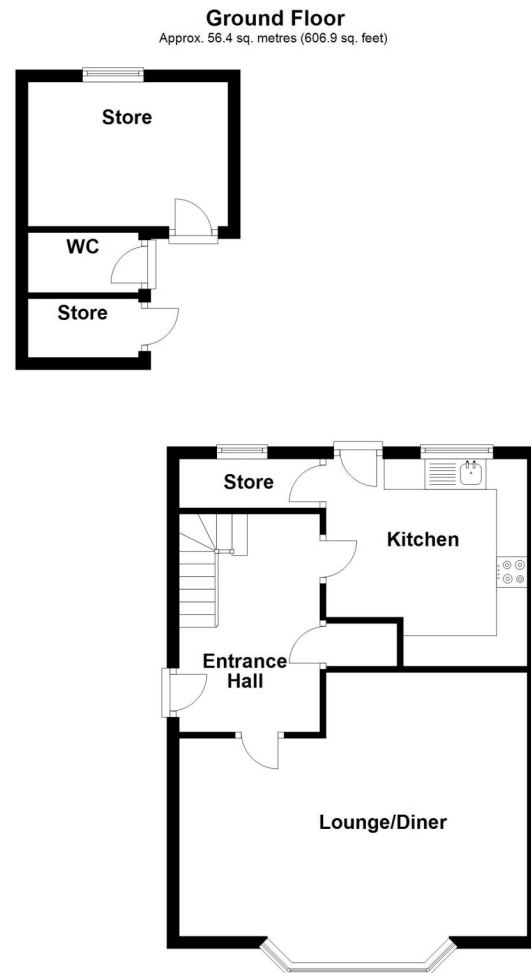


## Ancaster Road, Bourne, Lincolnshire

*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.*

To be confirmed



## 57 Ancaster Road, Bourne, Lincolnshire, PE10

£229,950 Freehold

Offered for sale with no ongoing chain this three-bedroom semi-detached home is located within walking distance of the town centre with huge potential. The property offers good accommodation benefiting from, entrance hall with stairs to the first floor, 18ft lounge/dining room with bay window, kitchen, three generous bedrooms and shower room. Outside there is a large driveway providing ample off-road parking and space to potentially extend (stpp) and the rear garden is an established lawned garden with brick-built store and outside wc. Please call 01778 392807 for more information.

No ongoing chain | Three bedroom semi-detached home | Located within walking distance of the town centre | Large driveway providing ample off road parking | Council Tax Band A | EPC to be confirmed

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winkworth.co.uk/bourne

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**Winkworth**

See things differently.



**Bedroom Two** - 11'1" x 10'8" (3.38m x 3.25m) With upvc double glazed window to the rear, radiator and power points, fitted wardrobes.

**Bedroom Three** - 10'7" x 7'5" (3.23m x 2.26m) With upvc double glazed window to the front, radiator and power points.

**Shower Room** - With corner shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Outside** - To the front there is a large driveway providing ample off road parking and space to potentially extend (stpp) The rear garden is a fantastic established plot being mainly lawned with a large patio area, fencing to all sides and mature trees. There is also a brick built outbuilding with a 8'4" x 7'2" store/workshop, outside wc and further store.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

A

**ACCOMMODATION**

**Entrance Hall** - With stairs leading to the first floor, radiator, power points and door leading to.

**Lounge/Dining Room** - 18'1" (5.5) x 14'2" (4.32) narrowing to 10'7" (3.23) With upvc double glazed bay window to the front and further window to the side. radiator, power points and tv point.

**Kitchen** - 11'2" x 10'8" (3.4m x 3.25m) With fitted units comprising, sink with cupboard under, excellent range of wall and base units, space for cooker, space for fridge, space and plumbing for washing machine, walk in larder cupboard housing gas boiler supplying hot water and central heating, part tiled walls, tiled flooring, upvc double glazed window and door to the rear.

**First Floor Landing** - With upvc double glazed window to the side, access to the loft and door to.

**Bedroom One** - 14'2" x 10'8" (4.32m x 3.25m) With upvc double glazed window to the front, radiator, power points.

