


Hamilton Close, 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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



12 Hamilton Close, Bourne, Lincolnshire, PE10 9PL

£495,000 Freehold

Winkworth are delighted to offer for sale this stunning completely renovated five bedroom detached family home located in this small cul-de-sac on the northern side of Bourne. The property has been renovated by the current vendors and now benefits from, lounge overlooking the front, stunning kitchen/family room with Quartz worktops plus utility room off and downstairs cloakroom. On the first floor the master bedroom boast a newly fitted en-suite shower room, there are four further bedrooms and a luxury fitted bathroom suite. Outside there is a block paved driveway providing ample off road parking leading to a double garage with electric doors. The rear garden is a generous size being fully landscaped with artificial grass, patio areas and outside shed plus a quality log cabin making an ideal home office/workshop. Please call 01778 392807 for mor information.

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ACCOMMODATION

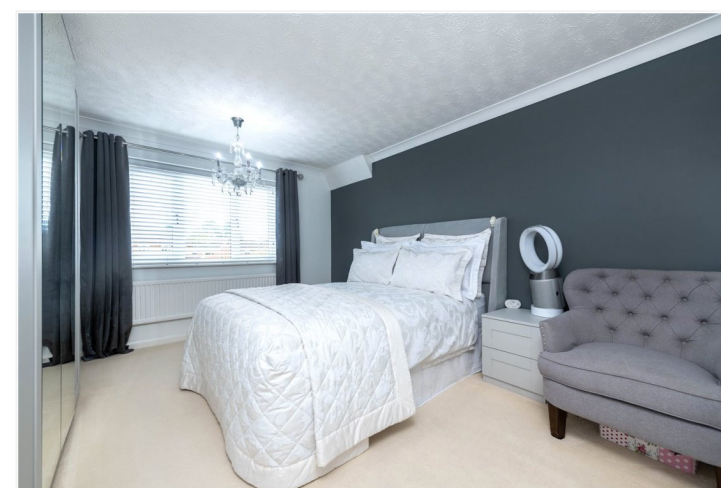
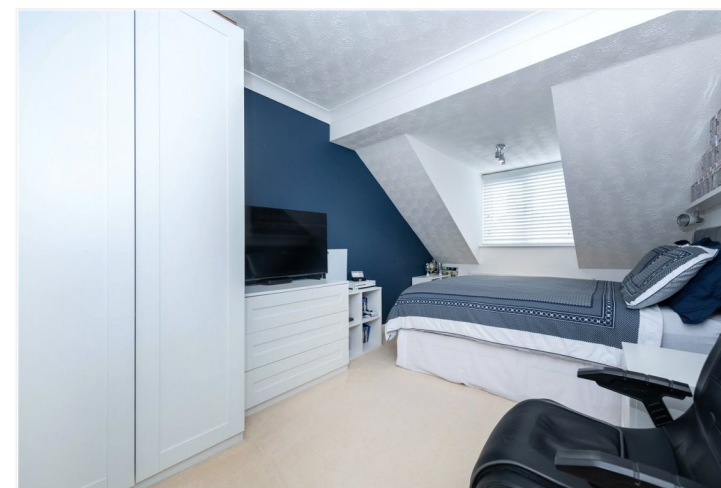
Entrance Hall - With tiled flooring, stairs leading to the first floor, radiator, power points and door leading to.

Downstairs Cloakroom - Modern fitted suite comprising, low level wc, wash hand basin set in unit with cupboard below, feature radiator, tiled flooring and frosted window.

Lounge - 18'5" x 11'5" (5.61m x 3.48m) With upvc double glazed window to the front, radiator, power points.

Kitchen/Family Room - 28'1" x 10'6" (8.56m x 3.2m) A bright and spacious room overlooking the rear garden comprising, inset sink with instant hot water tap and filter tap, fantastic range of wall and base units complemented by quartz worktops, two built in Neff ovens, Neff microwave, Neff steamer oven, induction hob with automatic retractable extractor, integrated fridge freezer, integrated dishwasher, tiled flooring, feature radiators, bi-folding doors and french doors onto the rear garden, door to the garage and door leading to.

Utility Room - 10'2" x 7'2" (3.1m x 2.18m) With range of wall and base units, ceramic one and a half bowl sink, space and plumbing for washing machine and tumble dryer, integrated wine cooler, tiled flooring, upvc double glazed window to the rear and door to the side.



First Floor Landing - With access to the loft, built in airing cupboard and door leading to.

Master Bedroom - 14'6" x 11'4" (4.42m x 3.45m) With upvc double glazed window to the front, radiator, power points and door leading to.

En-Suite Shower Room - Superb newly fitted suite comprising, fully tiled shower cubicle, low level wc and wash hand basin set in unit with cupboards below, tiled walls, radiator and upvc double glazed frosted window.

Bedroom Two - 14' x 9'11" (4.27m x 3.02m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 10' x 9'7" (3.05m x 2.92m) With upvc double glazed window to the rear, radiator, power points.

Bedroom Four - 9'8" x 9'3" (2.95m x 2.82m) Upvc double glazed window to the rear, radiator and power points.

Bedroom Five - 9'8" x 6'4" (2.95m x 1.93m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - Luxury fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin set in unit with cupboard below, tiled walls, tiled flooring, radiator and frosted window.

Outside - To the front there is a block paved driveway providing ample off road parking leading to a DOUBLE GARAGE (18'6" x 17'5") with two electric doors, power and light and personal door to the kitchen. The rear garden is fully landscaped with paved patio leading onto artificial grass area with further wood decked patio. There is also a quality log cabin (11'3" x 10'9") with power and light.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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