

Total area: approx. 109.1 sq. metres (1174.7 sq. feet)



## 71 North Road, Bourne, Lincolnshire, PE10

OIEO £325,000 Freehold

This stunning completely renovated three bedroom period home is located in one of Bourne's premier roads within walking distance of the town centre and schools. The property offers fantastic accommodation benefiting from, lounge with bay window, fantastic kitchen/dining room, study/large storage room, utility room and downstairs cloakroom. On the first floor there is a split level landing, three generous bedrooms and a luxury fitted bathroom. The property also benefits from, new gas boiler to radiators, new electrics, upvc double glazed windows and oak internal doors. Outside there is a gravelled driveway providing ample off road parking and to the rear a generous fully enclosed lawned garden. Please call 01778 392807 for more information.

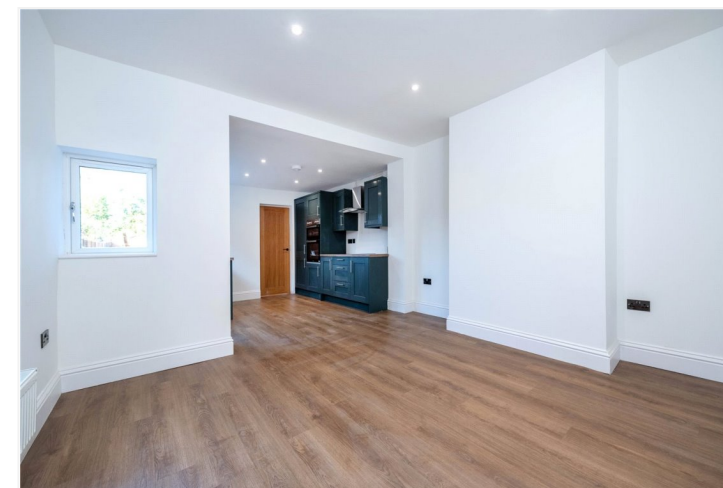
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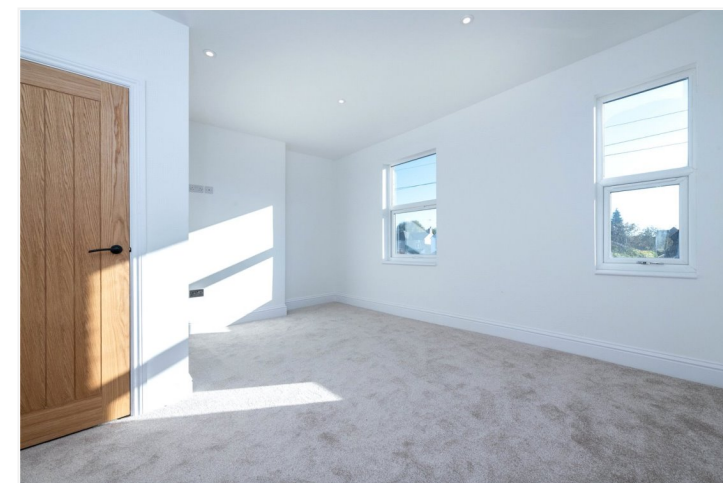
See things differently.



**Utility Room** - 7'1" x 6'8" (2.16m x 2.03m) With fitted worktop with sink, space and plumbing for washing machine, upvc double glazed window to the side and door to:

**Downstairs Cloakroom** - With low level wc, LVT flooring and door to the rear.

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



**Bedroom One** - 15'3" x 12'2" (4.65m x 3.7m) With two upvc double glazed windows to the front, radiator and power points.

**Bedroom Two** - 12'1" x 9'3" (3.68m x 2.82m) With upvc double glazed window to the side, radiator and power points.

**Bedroom Three** - 9'4" x 9'2" (2.84m x 2.8m) With upvc double glazed window to the rear, radiator and power points.

**Family Bathroom** - A new fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, radiator and frosted window.



**Outside** - Outside to the front there is a gravelled driveway providing ample off road parking. The rear garden is a generous size and mainly lawned and fully enclosed.

## ACCOMMODATION

**Porch** - Opening to:

**Entrance Hall** - With LVT flooring, radiator, power points, upvc double glazed window to the rear, stairs leading to the first floor and door leading to:

**Lounge** - 12'7" x 11'7" (3.84m x 3.53m) With LVT flooring, upvc double glazed bay window to the front, radiator and power points.

**Study/storage** - 7'5" x 5'8" (2.26m x 1.73m) Providing a useful office area or great storage room.

**Kitchen/Dining Room** - 22'3" (6.78) x 12'4" (3.76) (narrowing to 8'4" (2.54)) A fantastic open plan room with brand new units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in double oven, electric hob with extractor above, integrated fridge freezer, integrated dishwasher, upvc double glazed window and door to the rear, LVT flooring and door leading to:



## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

C

