



Total area: approx. 192.8 sq. metres (2075.4 sq. feet)



## 22 Sandown Drive, Bourne, Lincolnshire, PE10 0WP

O.I.E.O £425,000 Freehold

Winkworth are delighted to offer for sale this four double bedroom detached family home with double garage. The property is superbly presented through and offers excellent accommodation benefiting from, lounge, family room and study, open plan kitchen/dining room and downstairs cloakroom. On the first floor the master bedroom and guest bedroom both benefit from en-suite shower rooms, there are two further double bedrooms and family bathroom. Outside there is a double garage and driveway to the side and to the rear a fantastic generous size garden which is established with mature trees and shrubs making this home a must view. Please call 01778 392897 for your information.

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

**Bedroom One** - 14'8" x 14'4" (4.47m x 4.37m) With two upvc double glazed windows to the rear, radiator, power points, fitted wardrobes and door leading to:

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

**Guest Bedroom** - 13'9" x 12'7" (4.2m x 3.84m) With upvc double glazed window to the rear, radiator, power points and door leading to:

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

**Bedroom Three** - 12'6" x 10'1" (3.8m x 3.07m) With two upvc double glazed windows to the front, radiator and power points.

**Bedroom Four** - 10'8" x 9'2" (3.25m x 2.8m) With upvc double glazed windows to the front, radiator and power points.

**Family Bathroom** - Fitted suite comprising, panelled bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Outside** - To the front there is DOUBLE GARAGE with driveway to the front providing ample off road parking. The rear garden is a particular feature of the property being a generous size and mainly lawned with established trees and shrubs providing an excellent degree of privacy. There is also a personal door leading to the garage.

## ACCOMMODATION

**Entrance Hall** - With turning staircase to the first floor, radiator, under stairs storage cupboard, further storage cupboard and door leading to:

**Downstairs Cloakroom** - With low level wc, wash hand basin and radiator.

**Lounge** - 15'6" x 14'3" (4.72m x 4.34m) With upvc double glazed french doors and windows onto the rear garden, radiator and power points.

**Family Room** - 11'9" x 9'6" (3.58m x 2.9m) With two upvc double glazed windows to the front, radiator and power points.

**Study** - 10'5" x 7'1" (3.18m x 2.16m) With two upvc double glazed windows to the front, radiator and power points.

**Kitchen/Dining Room** - 20'6" (6.25) x 15'7" (4.75) (narrowing to 10'2" (3.1)) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units with breakfast bar, space for range cooker, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, tiled flooring, part tiled walls, french doors to the rear garden and further door to the side.



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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