

West Street, Bourne, Lincolnshire

Approximate gross internal area:

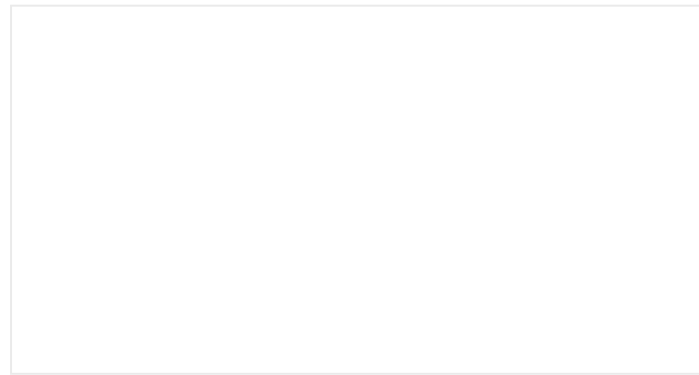
Main house Insert measurements

Insert area Insert measurements

Insert area Insert measurements

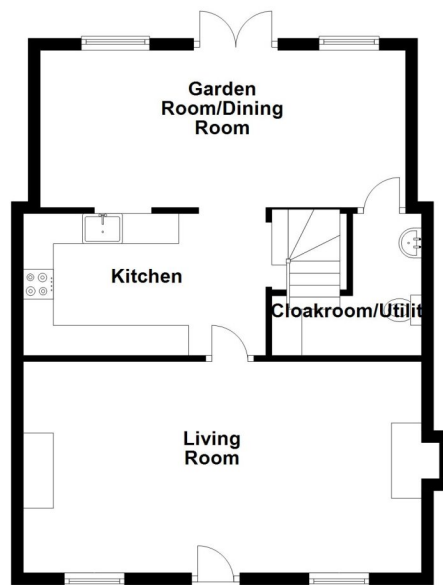
Total **Insert total**

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.



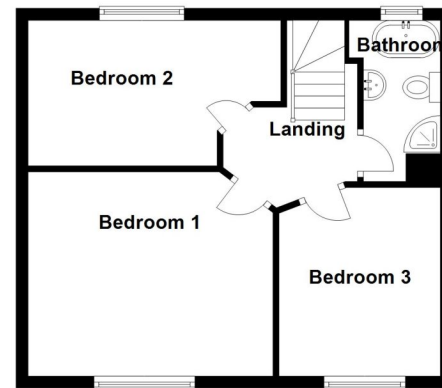
Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)

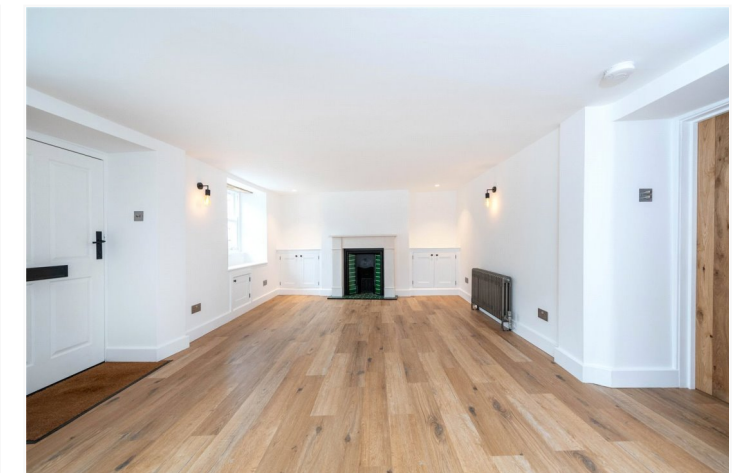


First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 104.6 sq. metres (1125.6 sq. feet)



42 West Street, Bourne, Lincolnshire, PE10 9NX

£475,000 Freehold

Winkworth are delighted to offer for sale this stunning grade II listed cottage located in the heart of the town centre with all of Bourne's amenities. The property has been completely renovated to an extremely high standard with no expense spared and really must be viewed to fully appreciate. The accommodation is set over two floors and benefits from spacious living room with woodburning stove, bespoke new fitted kitchen with Quartz worktops opening to a garden room/dining room and downstairs cloakroom. On the first floor there are three bedrooms and a luxury fitted bathroom with freestanding bath, separate shower cubicle and built in TV. Outside there is a lovely walled garden which offers an excellent degree of privacy leading to a quality home office/workshop with covered sitting area to the side. This stunning home has been renovated by Stegan Ltd, a dedicated team specialising in crafting bespoke lifestyle properties. With a focus on precision, high end materials, and convenience. Every corner of this charming cottage reflects Stegan's meticulous attention to detail.

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See things differently.



First Floor Landing - With access to the loft, exposed feature stone wall, power points and door leading to:

Bedroom One - 12'9" x 11'7" (3.89m x 3.53m) With double glazed window to the front, feature radiator, power points and exposed feature brick wall display.

Bedroom Two - 13'3" x 8'2" (4.04m x 2.5m) With double glazed window to the rear, feature radiator and power points.

Bedroom Three - 11'3" x 8'8" (3.43m x 2.64m) With double glazed window to the front, feature radiator and power points.

Family Bathroom - Luxury fitted suite comprising freestanding bath with built in wall mounted TV, separate shower cubicle, low level wc, wash hand basin, heated towel rail, exposed feature stone wall and frosted window.

Outside - The rear garden is a lovely secluded walled garden with patio area and steps leading to a generous lawned garden. To the rear of the garden there is a quality home office/workshop with oak effect flooring, power and light and electric heater. To the side there is a covered sitting area ideal for outside entertaining.



ACCOMMODATION

Living Room - 21'9" x 11'6" (6.63m x 3.5m) With attractive feature fireplace with woodburning stove, further feature fireplace, oak effect flooring, two feature radiators, two double glazed window to the front, built in storage cupboards, power points and door leading to:

Kitchen - 13'3" x 7'8" (4.04m x 2.34m) With brand new bespoke fitted units comprising, inset sink with cupboard below, excellent range of wall and base units incorporating Quartz worktops, built in AEG oven and induction hob with extractor canopy above, integrated fridge freezer, integrated AEG dishwasher, Quartz upstands, feature radiator, oak effect flooring, stairs leading to the first floor and archway leading to:

Garden Room/Dining Room - 18'9" x 8'5" (5.72m x 2.57m) With double glazed windows and french doors leading to the rear garden, feature radiator, oak effect flooring, power points and door leading to:

Cloakroom/Utility Room - With low level wc, wash hand basin, fitted Quartz worktop, space and plumbing for washing machine, water softener, heated towel rail and oak effect flooring.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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