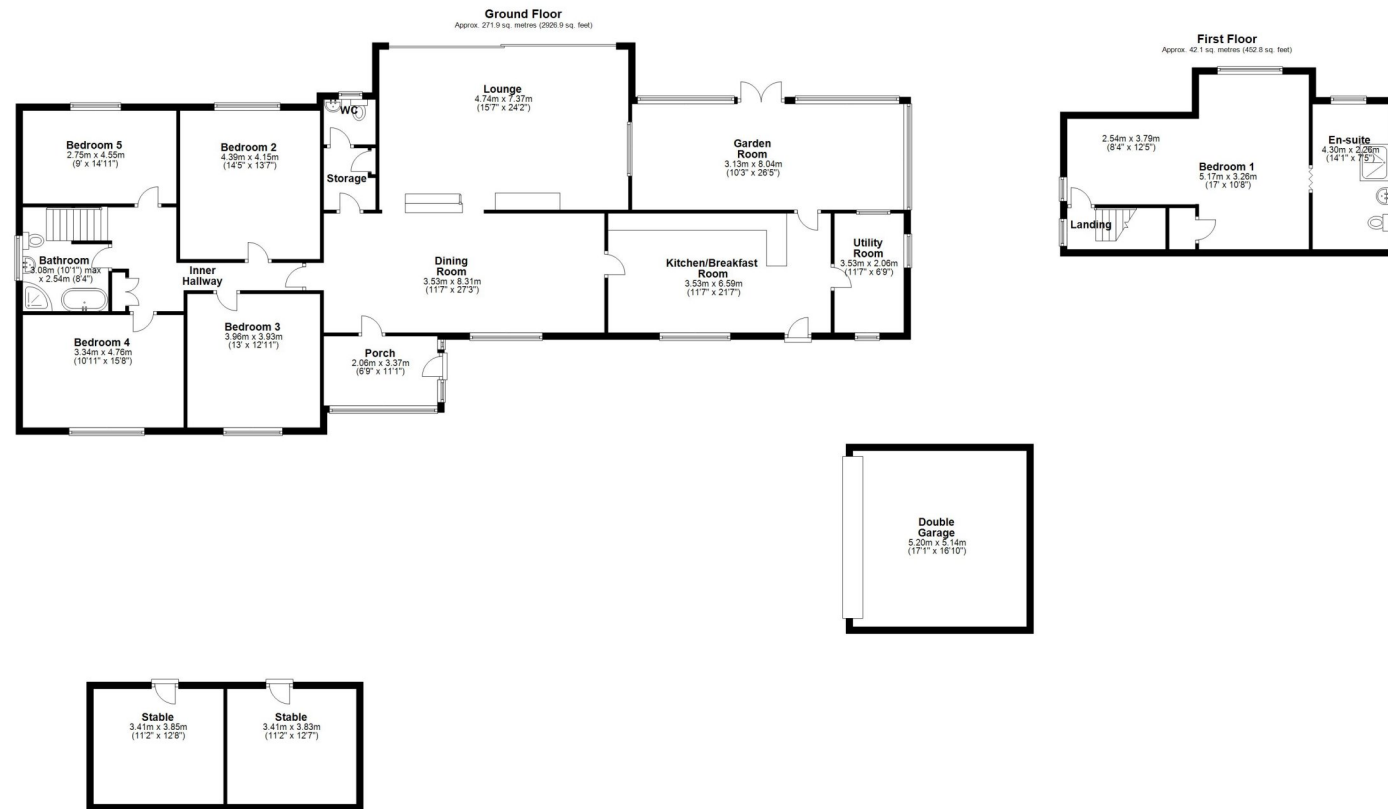


Cleeve Acre, Bottom Street, Witham-on-the-Hill, Bourne

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		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 314.0 sq. metres (3379.7 sq. feet)



Cleeve Acre, Bottom Street, Witham-on-the-Hill, Bourne, PE10 0JP

£750,000 Freehold

Winkworth are delighted to bring to the market this unique five bedroom detached chalet home located in this highly sought after village set on a wonderful plot of around an acre with stunning views. The property offers excellent accommodation benefitting from spacious lounge and dining room, kitchen breakfast room with utility room off, impressive garden room with views across the garden, four double bedrooms and bathroom on the ground floor and master bedroom with en-suite on the first floor with the potential to create more bedrooms if required. Outside there is a detached double garage and stable block to the front along with a generous driveway providing ample off road parking. The rear garden enjoys wonderful views with a wide variety of mature trees and shrubs plus the possibility to extend and develop if required (stpp)

Five Bedroom Detached Chalet Bungalow | Bedroom One with En Suite | Three Reception Rooms | EPC Rating E | Council Tax Band F | APPROX. 3200sq ft.

Winkworth Bourne | 01778392807 |
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ACCOMMODATION

Porch - 11'2" x 6'9" (3.4m x 2.06m) With laminate flooring and door leading to:

Dining Room - 27'3" x 11'4" (8.3m x 3.45m) With exposed brick wall, laminate flooring, radiator, upvc double glazed window to the front, open to the lounge and door leading to:

Boot Room - With coat hanging space, radiator and door leading to:

WC - With low level wc, wash hand basin, radiator and frosted window.

Lounge - 24'7" x 15'8" (7.5m x 4.78m) With exposed brick wall with feature fireplace and woodburning stove, laminate flooring, radiator, sliding doors to the rear garden and further window to the side.

Kitchen/Breakfast Room - 21'11" x 11'8" (6.68m x 3.56m) With fitted units comprising, one and a half ceramic sink with cupboard below, excellent range of wall and base units, built in oven and hob, integrated microwave, integrated dishwasher, space for fridge freezer, tiled flooring, part tiled walls, upvc double glazed windows to the front and rear, radiator, door to the garden room and door leading to:

Utility Room - 11'8" x 6'4" (3.56m x 1.93m) With space and plumbing for washing machine and tumble dryer, oil boiler supplying hot water and central heating and triple aspect windows.



Garden Room - 23'3" x 10'3" (7.09m x 3.12m) Being half brick with upvc double glazed windows and doors overlooking the rear garden, laminate floor and power points.

Inner Hall - With laminate flooring, built in airing cupboard, stairs leading to the first floor and door leading to:

Bedroom Two - 14'2" x 13'9" (4.32m x 4.2m) With laminate flooring, radiator, power points and upvc double glazed window to the rear.

Bedroom Three - 15'4" x 11'1" (4.67m x 3.38m) With laminate flooring, radiator, power points and upvc double glazed window to the front.

Bedroom Four - 12'7" x 12'2" (3.84m x 3.7m) With laminate flooring, radiator, power points and upvc double glazed window to the front.

Bedroom Five - 14'11" x 8'2" (4.55m x 2.5m) With laminate flooring, radiator, power points and upvc double glazed window to the rear.

Bathroom - With panelled bath, separate shower cubicle, low level wc, wash hand basin, tiled walls, laminate flooring, radiator and frosted window.

Second Floor - With window to the side and door to.

Bedroom One - 19'4" (5.9) x 17'2" (5.23) (narrowing to 8'6" (2.6)) A bright and spacious room with windows to the rear and side, built in eaves storage and further over stairs storage, radiator and door to:

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, part tiled walls, Velux window and access to eaves storage with the potential to create further accommodation (stpp)

Outside - To the front there is a large gravelled driveway providing ample parking leading to a DETACHED DOUBLE GARAGE (17'2" X 16'3") with up and over door, power and light. There is a further detached stable block (24'2" x 11'7") The property sits on approximately one acre with stunning views across open fields. The gardens are mainly lawned with a wide variety of mature trees and shrubs with the potential for a building plot for a detached dwelling (stpp)

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F