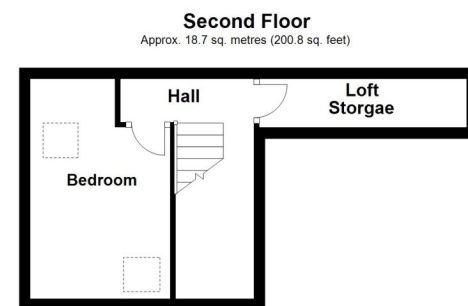
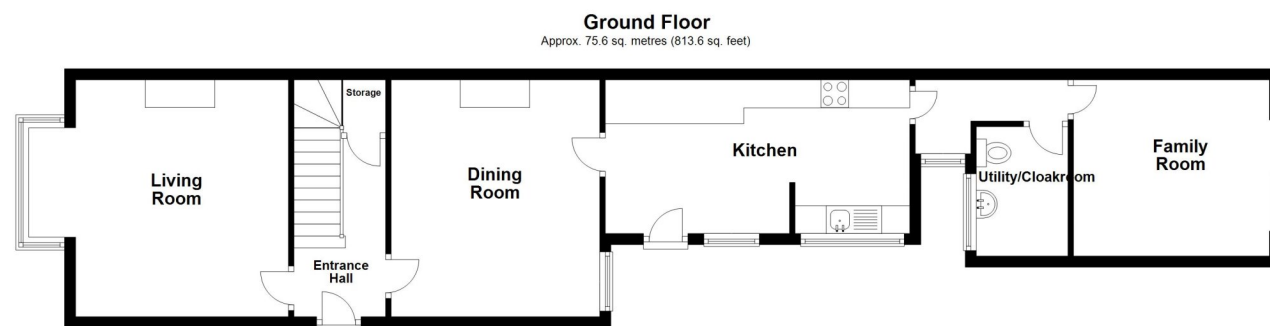


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 147.3 sq. metres (1585.4 sq. feet)



97 North Road, Bourne, PE10 9NT

O.I.E.O £350,000 Freehold

Winkworth are delighted to offer for sale this fantastic Victorian four bedroom semi-detached home located on one of Bourne's most sought after roads. The property offers a wealth of character and charm along with excellent family space benefiting from, lounge with bay window, separate dining room, kitchen/breakfast room, utility room, play room, three bedrooms and two bathrooms on the first floor and further bedroom on the second floor. The property is located within walking distance of the town centre with its wide range of shopping facilities, Grammar School and A15 road links to Peterborough with its main line train station to London/Kings Cross.

Victorian Four Bedroom Semi-Detached House | Located on One of Bourne's Most Sought After Roads | Loft Extension | Within Walking Distance of Town Centre | Gravel Driveway Providing Off Road Parking | EPC Rating E

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See things differently.



Utility/Cloakroom - 8'4" x 5'6" (2.54m x 1.68m) With low level WC, fitted work surface with cupboard with space and plumbing for washing machine, wall mounted boiler supplying hot water and central heating and frosted window

Family Room - 11'3" x 11'10" (3.43m x 3.6m) With patio doors leading onto the rear garden, dado rail, power points, coved ceiling and radiator

First Floor Landing - With stairs leading to the second floor, window to the side and door leading through to

Bedroom One - 12'10" x 11'1" (3.9m x 3.38m) With sash window overlooking the front, extensive range of built in wardrobes, radiator and power points

Shower Room - With walk in shower cubicle, low level WC, wash hand basin, bidet, radiator and window overlooking the side

Bedroom Two - 10'1" x 6'4" (3.07m x 1.93m) With window overlooking the rear, coved ceiling, radiator and power points

Bedroom Three - 10'1" x 9'1" (3.07m x 2.77m) With window overlooking the side, radiator, power points and door to

En-Suite Shower Room - With shower cubicle, level WC, wash hand basin, radiator and frosted window overlooking the rear

Second Floor Landing - With ceiling light, door leading to eaves storage and door leading through to

Bedroom One - 12'3" x 9'9" (3.73m x 2.97m) With two velux windows, eaves storage, radiator and power point

Outside - To the front, gravel driveway providing off road parking.

Enclosed Rear Garden - A lovely established plot with patio area leading onto a well-stocked lawned garden with a wide variety of shrubs and trees. To the rear of the garden there is a further patio with quality timber shed/workshop.

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

D

ACCOMMODATION

Door leading to

Entrance Hall - With stairs leading to the first floor, large walk in storage cupboard and door leading through to

Lounge - 14'2" x 12'11" (4.32m x 3.94m) With bay sash window overlooking the front, attractive open feature fireplace, dado rail, radiator, power points and tv point

Dining Room - 14' x 12'7" (4.27m x 3.84m) With attractive feature fire place, sash window overlooking the rear, dado rail, radiator, power points and door leading through to

Kitchen Breakfast Room - 18' x 8' (5.49m x 2.44m) With bespoke fitted units comprising ceramic sink with cupboard below, excellent range of wall and base units incorporating solid oak worktop, built in oven and hob with extractor canopy above, space and plumbing for dishwasher, integrated fridge and freezer, windows and doors to the side, part tiled walls, power points and door leading through to

Rear Lobby - With window overlooking the side and door leading through to

