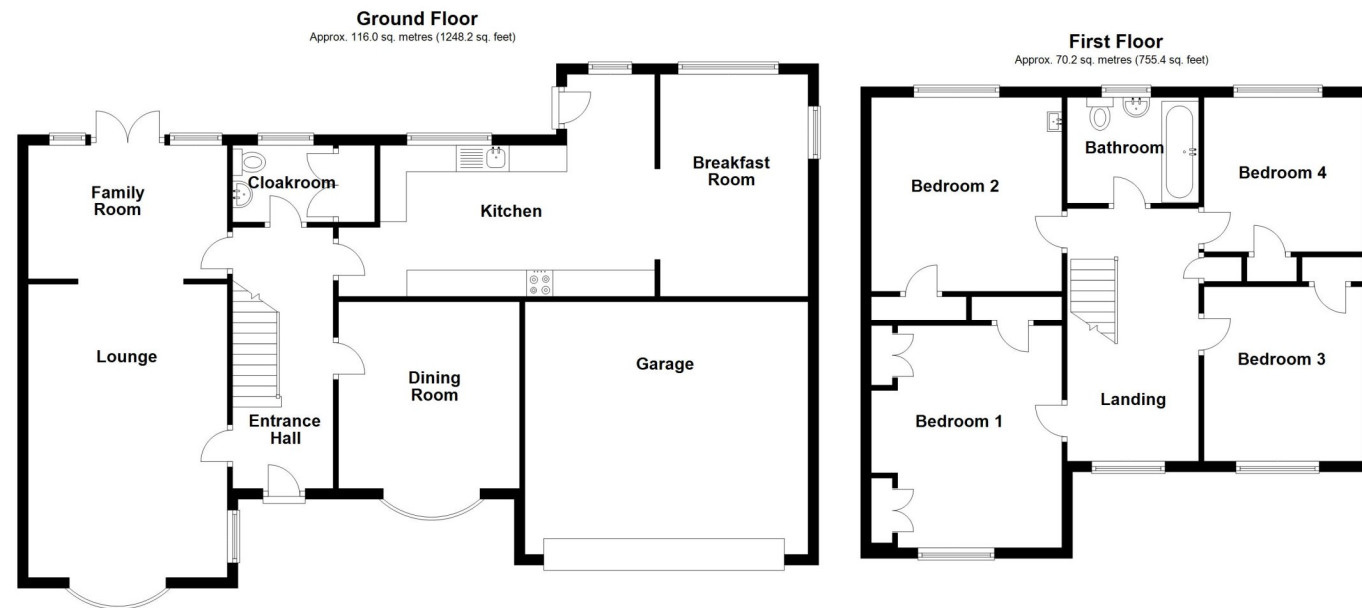


## Woodland Avenue, Bourne, Lincolnshire

*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.*

To be confirmed



Total area: approx. 186.1 sq. metres (2003.6 sq. feet)



## 2 Woodland Avenue, Bourne, Lincolnshire, PE10 9RU

£495,000 Freehold

Winkworth are delighted to offer for sale this impressive four bedroom detached family home located in one of Bourne's most sought after positions within walking distance of the woods and overlooking a pleasant green. The property is offered for sale with no ongoing chain boasting fantastic accommodation including, lounge, dining room and family room, 17ft kitchen with breakfast room off, four double bedrooms and family bathroom. Outside there is a block paved driveway providing ample off-road parking leading to a double garage. To the rear there is a large established lawned garden with mature trees and shrubs making this home a must view. Please call 01778 392807 for an early appointment to avoid disappointment.

Impressive four bedroom detached family home | Located in one of Bourne's most sought after positions | No ongoing chain | Paved driveway providing ample off-road parking # | Double garage | Council Tax Band E

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rear garden and open to.

**Breakfast Room** - 13'9" x 9'2" (4.2m x 2.8m) With upvc double glazed windows to the rear and side, radiator, power points and coved ceiling.

**First Floor Landing** - With access to the loft, built in airing cupboard, upvc double glazed window to the front and door to.

**Bedroom One** - 12'7" x 12' (3.84m x 3.66m) With extensive fitted wardrobes, further built in wardrobe, upvc double glazed window to the front, radiator, power points.

**Bedroom Two** - 12'2" x 12' (3.7m x 3.66m) With upvc double glazed window to the rear, radiator, power points and built in wardrobe.

**Bedroom Three** - 10'1" x 9'9" (3.07m x 2.97m) With upvc double glazed window to the front, radiator, built in wardrobe and power points.

**Bedroom Four** - 10'1" x 9'3" (3.07m x 2.82m) With built in wardrobe, upvc double glazed window to the rear, radiator and power points.

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

**Outside** - To the front there is a generous block paved driveway providing ample off road parking leading to a DOUBLE GARAGE with electric up and over door, power and light plus a personal door to the side. The rear garden is a particular feature measuring over 100ft in length with patio area leading onto an established lawned garden with flower, shrub and tree borders. The garden is north facing and offers potential to extend (stpp) and still leave plenty of garden.

#### LOCAL AUTHORITY

South Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

E



#### ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, dado rail, coved ceiling, radiator and door leading to.

**Downstairs Cloakroom** - With low level wc, wash hand basin, built in storage cupboard, radiator and frosted window.

**Lounge** - 18'3" x 12'2" (5.56m x 3.7m) With attractive feature fireplace with gas fire, upvc double glazed bay window to the front, coved ceiling, radiator, power points and archway to.

**Family Room** - 12'5" x 8'3" (3.78m x 2.51m) With french doors and windows overlooking the rear garden, radiator, coved ceiling, power points.

**Dining Room** - 12'1" x 10'7" (3.68m x 3.23m) With bay window overlooking the front, radiator, power points and coved ceiling.

**Kitchen** - 17'3" (5.26) x 13'11" (4.24) (narrowing to 9'5" (2.87)) With fitted units comprising, one and a half bowl sink unit with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge freezer, part tiled walls, upvc double glazed windows and door to the

