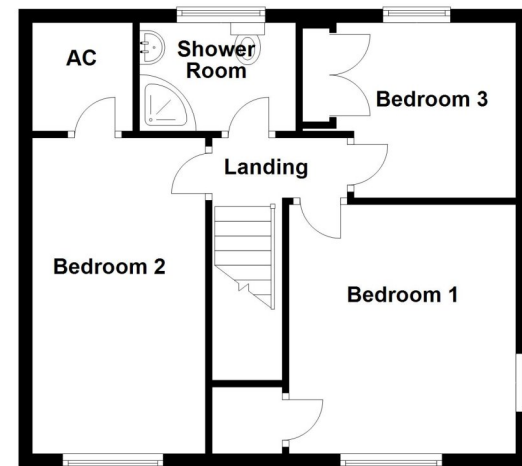
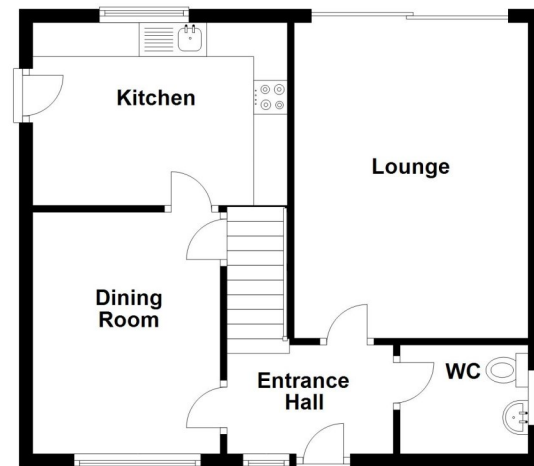
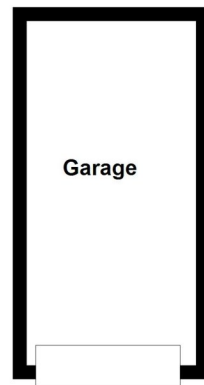


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor



134 Beech Avenue, Bourne, Lincolnshire, PE10 9RB

£260,000 Freehold

Offered for sale with NO ONGOING CHAIN this three bedroom detached family home is located on this sought after road within walking distance of the town centre. The property offers excellent accommodation benefiting from, lounge and separate dining room, kitchen and downstairs cloakroom. On the first floor there are three generous bedrooms and a modern fitted shower room. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a gravelled driveway providing ample parking leading to a single garage and to the rear an established fully enclosed garden.

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 bourne@winkworth.co.uk
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See things differently.



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to:

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

Lounge - 15'4" x 11'4" (4.67m x 3.45m) With wall mounted electric fire, upvc double glazed sliding doors to the rear garden, radiator and power points.

Dining Room - 11'9" x 8'6" (3.58m x 2.6m) With upvc double glazed window to the front, radiator, under stairs storage cupboard, power points and door to:

Kitchen - 12'4" x 8'7" (3.76m x 2.62m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, space for cooker, space and plumbing for washing machine, space for fridge freezer, part tiled walls, radiator and upvc double glazed window and door to the rear.

First Floor Landing - With door leading to:

Bedroom One - 12'1" x 11'5" (3.68m x 3.48m) With upvc double glazed window to the front and side, radiator, power points and over stairs storage cupboard.



Bedroom Two - 15'4" x 8'6" (4.67m x 2.6m) With upvc double glazed window to the front, radiator, power points and walk in airing cupboard housing gas boiler and hot water tank.

Bedroom Three - 9'3" (2.82) x 12'1" (3.68) (narrowing to 8'3" (2.51)) With upvc double glazed window to the rear, radiator, power points and fitted wardrobes.

Shower Room - With fitted suite comprising, corner shower cubicle, low level wc, wash hand basin, part tiled walls and frosted window.

Outside - To the front there is a generous gravelled driveway providing ample off road parking leading to a single garage with up and over door. The rear garden has a paved patio leading to an established lawned garden being fully enclosed by fencing and side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

