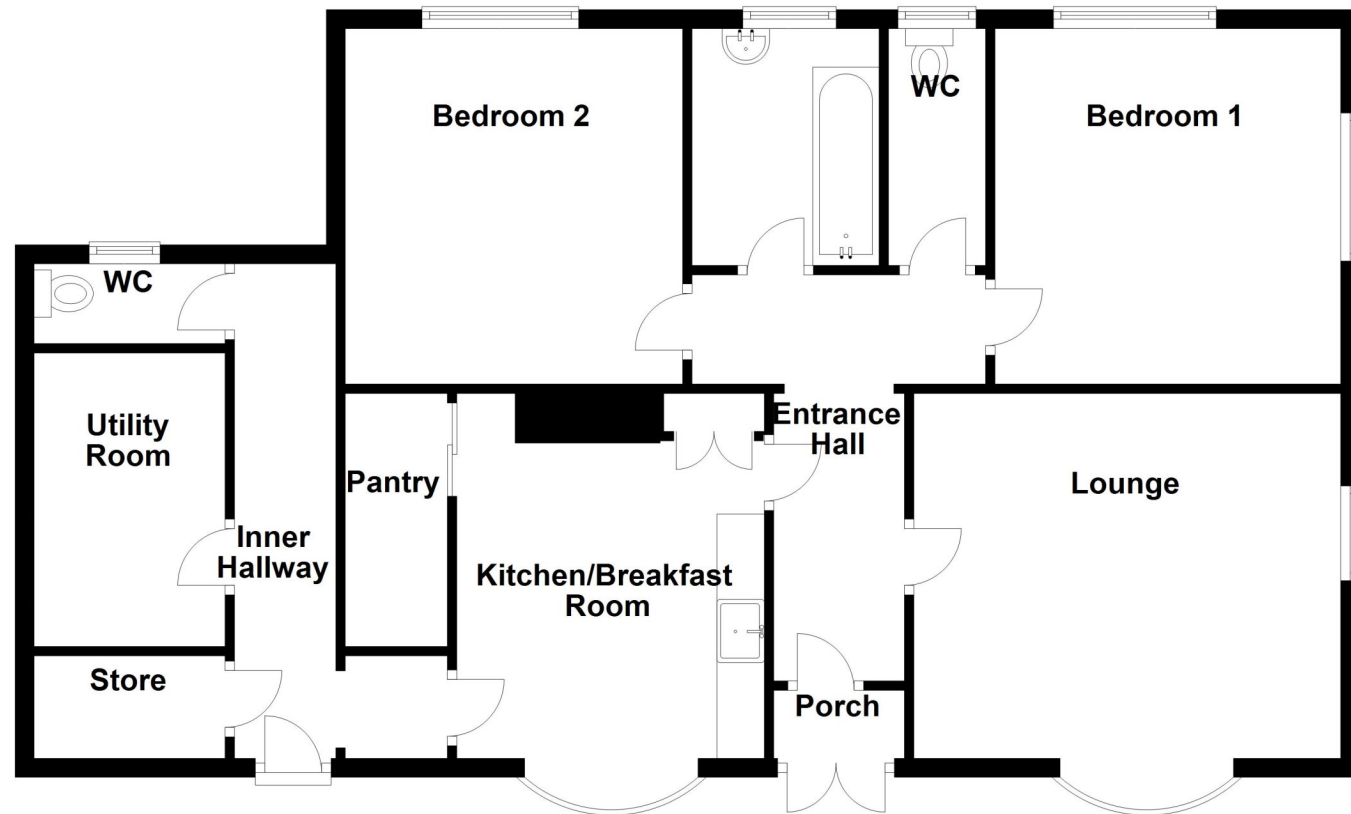


Ground Floor

Approx. 98.7 sq. metres (1062.5 sq. feet)



Total area: approx. 98.7 sq. metres (1062.5 sq. feet)



22B, Burghley Street, Bourne, Lincolnshire, PE10 9NS

£275,000 Freehold

Located within the town centre in an off road position this two bedroom detached bungalow is offered for sale with no ongoing chain. The property offers deceptively spacious accommodation benefiting from lounge with bay window, kitchen/breakfast room with walk in pantry, two double bedrooms and a bathroom with separate wc. To the side of the kitchen there is an inner hall with utility room, store room and cloakroom and from the main hall pull down ladders giving access to a loft room with dormer window. Outside there is a gravelled driveway providing off road parking and an enclosed lawned front garden.

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Winkworth

See things differently.



Utility Room - 10'5" x 6'7" (3.18m x 2m) With wall mounted gas boiler supplying hot water and central heating and space for appliances.

Store Room - 6'7" x 3'2" (2m x 0.97m) Providing useful storage.

Cloakroom - With low level wc.

Bedroom One - 12'5" x 12'1" (3.78m x 3.68m) With upvc double glazed window to the rear and side, radiator and power points.

Bedroom Two - 12'5" x 11'8" (3.78m x 3.56m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - With panelled bath, wash hand basin, radiator part tiled walls and frosted window.

Separate WC - With low level wc and frosted window.

Outside - The property is approached via a shared driveway giving access to a gravelled driveway providing off road parking. To the front of the property is a lovely lawned garden providing a pleasant sitting area and is fully enclosed.

ACCOMMODATION

Porch - With door leading to:

Entrance Hall - With doors to all principle rooms, radiator, power points and loft access with ladder giving access to:

Loft Room - 13'5" x 8'7" (4.1m x 2.62m) With dormer window to the front.

Lounge - 14'8" x 12'9" (4.47m x 3.89m) With attractive feature fireplace, upvc double glazed window to the front, radiator and power points.

Kitchen/Breakfast Room - 12'9" x 10'8" (3.89m x 3.25m) With fitted units comprising, one and a half bowl sink with cupboard below, range of wall and base units, space for fridge freezer, space for cooker, built in storage cupboard, walk in larder cupboard, upvc double glazed bay window to the front and door leading to:

Inner Hall - 17'1" x 3'6" (5.2m x 1.07m) With access to the front and door leading to:



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C