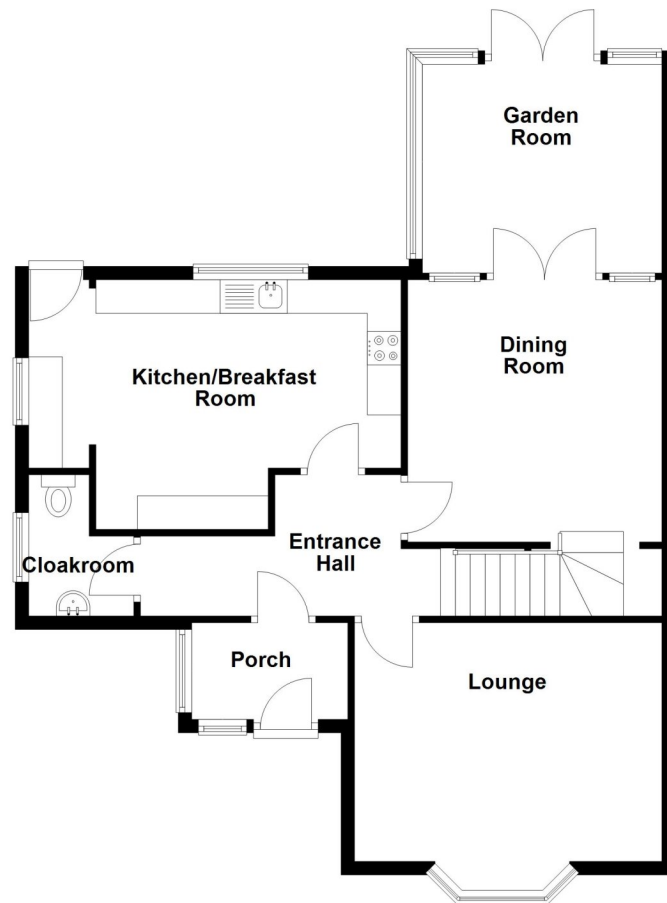


Queens Road, Bourne, Lincolnshire

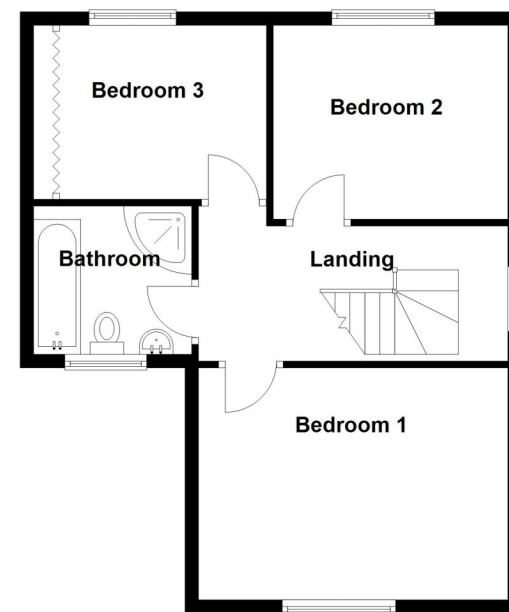
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 79.2 sq. metres (852.3 sq. feet)



First Floor
Approx. 51.3 sq. metres (552.5 sq. feet)



Total area: approx. 130.5 sq. metres (1404.9 sq. feet)



73 Queens Road, Bourne, PE10 9DR

£375,000 Freehold

Located in this sought after location just off Mill Drove this established three bedroom detached family home offers a generous plot and lots of potential to improve further. The property offers excellent accommodation benefiting from, lounge with bay window, separate dining room with french doors into a garden room overlooking the garden, modern fitted kitchen/breakfast room and downstairs cloakroom. On the first floor there are three well-proportioned bedrooms and a family bathroom with bath and separate shower cubicle. Outside there is a part walled front garden with driveway providing lots of off road parking plus a detached single garage. The rear garden is a particular feature being a generous size with established shrubs and trees perfect for the kids or any keen gardener. Please call 01778 302807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

Porch - With tiled flooring, upvc double glazed window to the front and side and door leading to:

Entrance Hall - With wooden flooring, stairs leading to the first floor, radiator, power points and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, tiled flooring, heated towel rail and frosted window.

Lounge - 14'11" x 11'8" (4.55m x 3.56m) With attractive feature fireplace, upvc double glazed bay window to the front, radiator, power points and coved ceiling.

Dining Room - 12'9" x 12'5" (3.89m x 3.78m) With parquet flooring, woodburning stove, radiator, power points and french doors leading to:

Garden Room - 11'9" x 10'7" (3.58m x 3.23m) With pitched roof with Velux windows, radiator, power points and upvc double glazed windows and french doors onto the rear garden.

Kitchen/Breakfast Room - 14'9" x 12'1" (4.5m x 3.68m) With fitted units comprising, one and a half bowl ceramic sink with cupboard below, excellent range of wall and base units, range cooker with extractor above, space and plumbing for washing machine, space for fridge, space and plumbing for dishwasher, wall mounted gas boiler supplying hot water and central heating, upvc double glazed windows to the rear and side and door to the rear.



First Floor Landing - With upvc double glazed window to the side, access to the loft and door to:

Bedroom One - 14'5" x 11'4" (4.4m x 3.45m) With upvc double glazed window to the front, radiator and power points.

Bedroom Two - 12'3" x 9'9" (3.73m x 2.97m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 11'3" x 8'8" (3.43m x 2.64m) With upvc double glazed window to the rear, fitted wardrobes with sliding doors, radiator and power points.

Family Bathroom - Modern fitted suite comprising, panelled bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Outside - To the front there is a part walled front garden with generous driveway providing ample off road parking with access to a SINGLE GARAGE. The rear garden has a paved patio leading to a large established lawned garden with wide selection of shrubs and trees idea for the kids to play or just to relax and enjoy.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D