



**61 Willoughby Road, Bourne, Lincolnshire PE10 9JR**

**£250,000**



\*\*\* SOLD PRIOR TO MARKETING \*\*\* This well proportioned family home requires some modernising but sits on a substantial plot and offers a huge amount of potential. Extended and situated in one of Bournes more established locations, this home is extremely desirable and still boasts some original, character features. Accommodation to the ground floor includes downstairs WC, large lounge, dining room and kitchen/breakfast room. Upstairs are 3 bedrooms and a family bathroom. Outside, the front garden is mainly laid to lawn with an array of established plants and shrubbery. There is a driveway to the side providing off road parking and a wrought iron gate to additional parking leading to a detached single garage and a large, sunny and established garden also mainly laid to lawn with lots of shrubs, trees and bushes. EPC energy rating currently unavailable / Council Tax band - C.

**ENTRANCE HALL**

Half glazed door to front, cupboard, stairs to first floor, radiator. Leading to half glazed door to side.

**CLOAKROOM**

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls and UPVC window to side.

**LOUNGE**

28' 4" (into bay) x 11' 0" (8.64m x 3.35m) (approx.) UPVC bay window to front, brick fireplace, dado rail, coving and two radiators.

Double doors into dining room.

**DINING ROOM**

13' 0" x 9' 2" (3.96m x 2.79m) (approx.) UPVC window to side, radiator, coving and sliding doors to garden.

**KITCHEN/BREAKFAST**

15' 8" x 8' 8" (4.78m x 2.64m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, eye level, oven, gas hob, extractor fan, tiled flooring, plumbing and space for washing machine, fridge freezer space, cupboard with boiler inside and UPVC windows to side and rear.

**LANDING**

UPVC window to front.

**BEDROOM ONE**

12' 3" x 11' 0" (3.73m x 3.35m) (approx.) UPVC window to rear and radiator.

**BEDROOM TWO**

14' 7" (into bay) x 11' 0" (4.45m x 3.35m) (approx.) UPVC bay window to front, radiator and fitted wardrobes.

**BEDROOM THREE**

8' 10" x 8' 9" (2.69m x 2.67m) (approx.) UPVC window to side, two cupboards and radiator.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, 1/2 tiled walls, radiator and two UPVC windows to side.

**OUTSIDE**

Front- Off road parking leading to garage, laid to lawn, mature shrubs and walling.

Rear- Large rear garden, laid to lawn, mature shrubs, fencing, hedging, patio area and not overlooked.

**GARAGE**

Detached single garage.

**AGENTS NOTE**

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

