



85 Kingsway, Bourne, Lincolnshire PE10 9DJ

£240,000



*****THREE BEDROOM SEMI DETACHED HOUSE WITH A GENEROUS WESTERLY FACING REAR GARDEN***** Offers in Excess of £250,000 are being invited for this semi detached house which is located in a popular area of Bourne within easy reach of the town centre and schooling. The property offers spacious accommodation over two floors with an entrance hallway, lounge, separate dining room and kitchen to the ground floor whilst upstairs there are three bedrooms and a family bathroom. To the rear there is a large, westerly facing rear garden with a recent professionally laid patio area, and to the front there is off road parking leading to the single garage. VIEWING HIGHLY RECOMMENDED. EPC Energy Rating D. Council Tax Band B.

ENTRANCE HALLWAY

Radiator and stairs leading to first floor accommodation.

LOUNGE

11' 0" x 18' 1" (3.35m x 5.51m) (approx.) Radiator and UPVC double glazed windows to front and rear aspects.

DINING ROOM

10' 11" x 12' 04" (3.33m x 3.76m) (approx.) Radiator, three built in storage cupboards, UPVC double glazed window to rear aspect and internal glazed window to hallway.

KITCHEN

9' 07" x 6' 02" (2.92m x 1.88m) (approx.) Fitted with a range of base and wall units, worktop, space and plumbing for washing machine, space for cooker, 1.25 drainer sink with mixer tap over, UPVC double glazed window to rear aspect and radiator.

LANDING

Airing cupboard, loft access and UPVC double glazed window to front aspect.

BEDROOM ONE

11' 02" x 12' 02" (3.40m x 3.71m) (approx.) Radiator and UPVC double glazed window to rear aspect.

BEDROOM TWO

11' 0" x 8' 10" (3.35m x 2.69m) (approx.) Radiator and UPVC double glazed window to rear aspect.

BEDROOM THREE

11' 00" x 6' 3" (3.35m x 1.91m) (approx.) Radiator and UPVC double glazed window to front aspect.

FAMILY BATHROOM

Fitted with a three piece suite comprising bath with shower over, low level WC and wash hand basin. Heated towel rail and UPVC double glazed window to side aspect.

OUTSIDE

The front driveway offers off road parking leading to the single garage.

The westerly facing, private rear garden is mainly laid to lawn and has a recent professionally laid patio area. It is fully enclosed and has a side gate and a garden shed.

SINGLE GARAGE

9' 02" x 14' 09" (2.79m x 4.50m) (approx.) With up over door, power and lights fitted and the wall mounted gas boiler.

AGENT 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.

