



**83 Beech Avenue, Bourne, Lincolnshire PE10 9RZ**

**£285,000**



**\*\*\*SUPER FAMILY HOME IN A SOUGHT AFTER AREA OF BOURNE\*\*\*** This three bedroom detached house offers well presented spacious accommodation with a lovely homely feel. Situated on Beech Avenue, the property is within walking distance of the popular Bourne Woods and also the town centre. The lounge diner has French doors leading out to the mature rear garden and the kitchen has a utility room and downstairs cloakroom off. Upstairs there are three bedrooms, two of which are great sized doubles and there is also a family bathroom. The gravel driveway to the front provides ample off road parking leading to the single garage. Viewings are highly recommended as we expect a lot of interest in this house! EPC Energy Rating C - Council Tax Band C.



## ENTRANCE HALL

Half glazed door to front, radiator, laminate flooring and stairs to first floor.

## KITCHEN

11' 7" x 9' 9" (3.53m x 2.97m) (approx.) Fitted with a range of base and eye level units, stainless steel drainer sink with mixer tap over, integrated oven, hob with extractor over, fitted worktop, laminate flooring, UPVC double glazed window to rear and archway through to lounge diner.

## UTILITY

10' 8" x 8' 0" (3.25m x 2.44m) (approx.) Wall unit, space and plumbing for washing machine, space for freezer, laminate flooring, storage cupboard, UPVC double glazed window to rear and door to garden.

## CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin. Half tiled walls, laminate flooring, UPVC double glazed window to side.

## LOUNGE/DINER

24' 7" x 12' 6" (7.49m x 3.81m) (approx.) (max.) Two radiators, coving, UPVC double glazed window to front and UPVC double glazed French doors to garden.

## LANDING

UPVC double glazed window to side and loft access.

## BEDROOM ONE

11' 10" x 11' 2" (3.61m x 3.40m) (approx.) Coving, radiator and UPVC double glazed window to rear.

## BEDROOM TWO

11' 9" x 11' 2" (3.58m x 3.40m) (approx.) Coving, radiator and UPVC double glazed window to front.

## BEDROOM THREE

9' 0" x 8' 8" (2.74m x 2.64m) Coving, radiator and UPVC double glazed window to front.

## BATHROOM

Fitted with a three piece suite comprising bath with shower over, low level WC and wash hand basin. Airing cupboard housing the central heating boiler, tiled floor and UPVC double glazed window to rear.

## SINGLE GARAGE

Up over door with power and lights connected.

## OUTSIDE

The front garden has a gravel driveway leading to the single garage which provides plenty of off road parking. There is also a lawn, hedging and mature shrubs.

The rear garden is enclosed with mature hedging and fencing and is mainly laid to lawn with a decking area, side access, outside tap and garden shed.

## 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.

