



**87 Kingsway, Bourne, Lincolnshire PE10 9DJ**

**£235,000**



**\*\*\*SOUGHT AFTER LOCATION - NO ONWARD CHAIN\*\*\*** Offers In Excess of £235,000 are being invited for this three bedroom semi detached home just off Mill Drove which is in need of updating however offers a great opportunity for a growing family. The rear garden is a great size and is westerly facing with a shed and summerhouse. Downstairs there is entrance porch, hallway, lounge, dining room, extended kitchen/breakfast and cloakroom. Upstairs there are three good size bedrooms and a family bathroom. Outside there is a driveway leading to a single garage. The rear garden is mainly laid to lawn with mature hedging for privacy. To fully appreciate this property viewings are highly recommended. EPC energy rating D/ Council Tax band C

### PORCH

Sliding doors and UPVC double glazed door to hallway.

### HALLWAY

Radiator and stairs to first floor.

### LOUNGE/DINER

18' 6" x 11' 1" (5.64m x 3.38m) (approx.) UPVC window to front and rear, two radiators, electric fire and gas point for gas fire.

### DINING ROOM

12' 6" x 11' 1" (3.81m x 3.38m) (approx.) UPVC door to garden, radiator, internal window to front and two storage cupboards.

### BREAKFAST KITCHEN

10' 2" x 8' 8" (3.10m x 2.64m) (Breakfast Area) 9' 7" x 8' 10" (2.92m x 2.69m) (approx.) Fitted with a range of base and eye level units, worktop, stainless steel sink unit, space for cooker, UPVC double glazed window to side and rear, radiator and pantry.

### INNER HALLWAY

Door to garden.

### CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin and UPVC double glazed window to side.

### LANDING

Loft access to fully insulated loft space, double glazed window to front and airing cupboard.

### BEDROOM ONE

12' 2" x 11' 1" (3.71m x 3.38m) (approx.) UPVC double glazed window to rear and radiator.

### BEDROOM TWO

11' 1" x 9' 0" (3.38m x 2.74m) (approx.) UPVC double glazed window to rear and radiator.

### BEDROOM THREE

11' 1" x 6' 8" (3.38m x 2.03m) (approx.) UPVC double glazed window to front and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash hand basin and bath with shower over, UPVC double glazed window to side and radiator.

### GARAGE

Boiler, up and over door, power and light connected.

### OUTSIDE

Rear Garden - laid to lawn, established borders, mature shrubs, paved patio, shed, green house, summer house, enclosed by fencing, westerly facing and not overlooked.

Front - Single Garage, off road parking, walling and fencing, concrete and gravel driveway and mature shrubs.

### 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.

