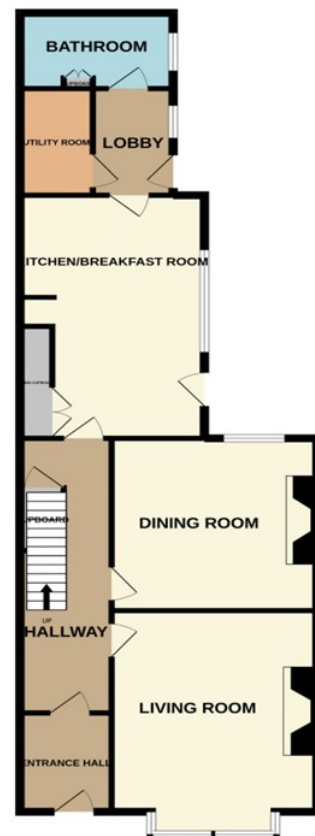




**45 North Road, Bourne, Lincolnshire PE10 9AS**

**£375,000**



**\*\*\*HIGHLY SOUGHT AFTER LOCATION\*\*\*** This period property which is located within walking distance to Bourne centre has many original features and has been updated in keeping with the character of this lovely home. The property features include stone bay fronted, original fireplace with log burner, lovely high ceilings, a contemporary kitchen, refitted bathroom with exposed brick wall, two spacious reception rooms, four good sized bedrooms, an additional attic space and an established extensive rear garden. There is off road parking via Gladstone street. To really fully appreciate this lovely home viewings are highly recommended. Proceedable buyers only. EPC Energy Rating D/ Council tax band D.



ENTRANCE

Part glazed door to front, tiled floor, second part glazed door to entrance hallway, exposed wooden floorboards, stairs to first floor and under stairs cupboard.

INNER HALLWAY

Tiled floor, shelving, door to rear garden with utility cupboard off. Space and plumbing for automatic washing machine, space for tumble dryer and space for freezer.

LIVING ROOM

15' 1" x 12' 10" (4.60m x 3.91m) (approx.) Square bay window to front, exposed wooden floorboards, open fireplace with log burner, brick back plate and timber surround. picture rail and TV point.

FAMILY/DINING ROOM

12' 11" x 12' 11" (3.94m x 3.94m) (approx.) Window to rear, fireplace with tiled back plate and hearth and timber surround, alcove to each side of fireplace with built in shelving and storage cupboards under, radiator.

KITCHEN/DINER

18' 3" x 11' 10" (5.56m x 3.61m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink with drainer and mixer taps and splashbacks. Space for cooker, chrome extractor fan over, space and plumbing for dishwasher, space for fridge, breakfast bar, feature exposed brick wall, wooden flooring, radiator, inset ceiling spotlights, airing cupboard housing hot water tank.

CLOAKROOM

Fitted with a two piece suite comprising pedestal wash hand basin and WC. Half panelled walls, vinyl floor and access to roof storage space.

BEDROOM ONE

12' 11" x 12' 1" (3.94m x 3.68m) (approx.) Window to front, exposed wooden floorboards, picture rail and radiator.

BEDROOM TWO

12' 10" x 12' 9" (3.91m x 3.89m) (approx.) Window to rear, exposed wood floorboards, picture rail and radiator.

BEDROOM THREE

11' 11" x 10' 9" (3.63m x 3.28m) (approx.) Window to rear, dado rail, exposed wood floorboards and built in storage cupboard.

BEDROOM FOUR

9' 7" x 6' 11" (2.92m x 2.11m) (approx.) Window to front, exposed wood floorboards, dado rail and radiator.

LOFT SPACE

18' 10" x 18' 0" (5.74m x 5.49m) (approx.) Window to front, three Velux windows to rear, exposed wooden floorboards, radiator and inset ceiling spotlights.

BATHROOM

Fitted with a four piece suite comprising oval bath with centre mixer taps, corner shower with curved glass screen, low level WC and pedestal wash hand basin. Vertical radiator, exposed feature brick wall, inset ceiling spotlights and vertical radiator.

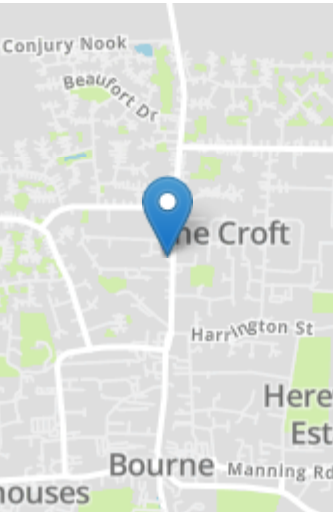
OUTSIDE

Front: A shaped lawn with attractive hedging to one side.

Rear: Enclosed garden with the first section being laid to gravel with easy maintenance and a secluded seating area plus raised shrub beds. Gate which opens onto Gladstone Street. A wrought iron pergola and hedging forms the entry to the main part of the garden which is mostly laid to a shaped lawn with attractive shrub borders. At the rear of the garden there is a timber gate which opens to the driveway which is accessed via Gladstone Street and provides off road parking.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		