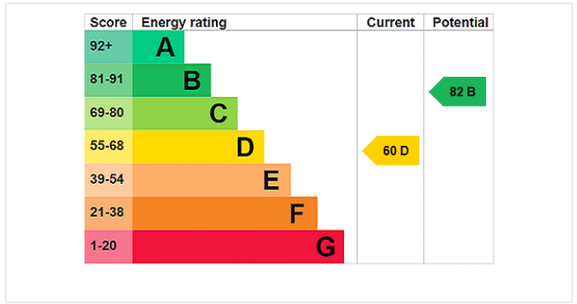
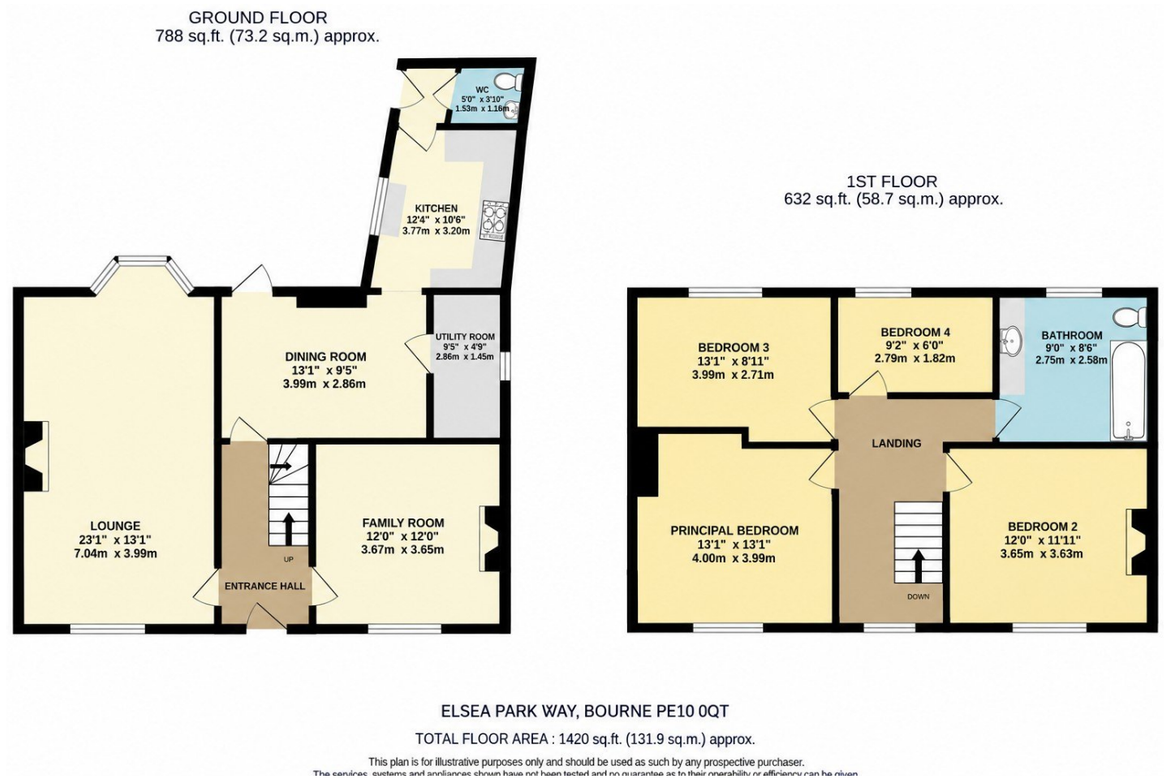




Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.







20 Victoria Place, Bourne, Lincolnshire, PE10 9LJ

£325,000 Freehold

Winkworth are delighted to offer for sale this charming and deceptively spacious four-bedroom period home, combining an abundance of character with generous and versatile accommodation, all within easy reach of Bourne town centre. The property retains a wealth of attractive period features, with the impressive 23ft lounge being a particular highlight, featuring an exposed brick fireplace with wood-burning stove and providing an excellent space for both relaxing and entertaining. Further ground-floor accommodation includes a separate dining room, family room, fitted kitchen, useful utility room and downstairs cloakroom. Upstairs, the spacious landing provides access to four bedrooms, including a generous principal bedroom, together with a well-appointed family bathroom. Outside, the property really comes into its own with a generous and beautifully established rear garden, thoughtfully landscaped with extensive lawns, mature shrubs, planted borders and patio areas, providing an attractive and private setting for outdoor entertaining and family life. A useful timber garden shed provides additional storage. Conveniently positioned close to Bourne town centre, the property offers easy access to the town's wide range of shops, amenities and facilities. Please note that there is no private driveway or off-road parking, with parking available on-street.

Winkworth

See things differently.

winkworth.co.uk/bourne







ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to:

Lounge - 23'1" x 13'1" (7.04m x 4m) With attractive feature fireplace with woodburning stove, upvc double glazed window to the front and further bay window to the rear, picture rail, radiator and power points.

Family Room - 12' x 12' (3.66m x 3.66m) With upvc double glazed window to the front, radiator, attractive feature fireplace and power points.

Dining Room - 13'1" x 9'5" (4m x 2.87m) With laminate flooring, door leading to the rear garden, radiator, power points, doorway to the kitchen and door leading to:

Utility Room - 9'5" x 4'7" (2.87m x 1.4m) With fitted worktop, space and plumbing for washing machine and tumble dryer and space for freezer.

Kitchen - 12'5" x 10'6" (3.78m x 3.2m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, space for gas cooker, space and plumbing for dishwasher, space for fridge part tiled walls, window to the side and door to:









Downstairs Cloakroom - With low level wc, wash hand basin, radiator and frosted window.

First Floor Landing - With upvc double glazed window to the front and door to:

Bedroom One - 13'1" x 13'1" (4m x 4m) With upvc double glazed window to the front, radiator and power points.

Bedroom Two - 12' x 11'11" (3.66m x 3.63m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 13'1" x 8'11" (4m x 2.72m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 9'2" x 6' (2.8m x 1.83m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - 9' x 6'6" (2.74m x 1.98m) With modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - A beautifully established rear garden, mainly laid to lawn with an abundance of mature shrubs, plants and well-stocked borders providing plenty of colour and interest. A paved pathway leads through the garden, with a generous patio area providing space for outdoor seating and entertaining, together with a useful timber garden shed. The garden is fully enclosed by timber fencing, creating a private and attractive outdoor space.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D