



Ancaster Road, Bourne
£245,000 Freehold

**Sharman
Quinney**

Key Features



- West Facing Rear Garden
- Parking for three cars to Front
- Close to Local Schools and Local Park
- Recently Replaced Front and Rear Doors
- Walking Distance to Town Centre

Accommodation Includes

Front door:

Entrance Hall

Radiator, understairs storage area, stairs to first floor and landing.

Lounge Dining Room

4.85m x 6.37m max (15'11" x 20'10" max).
Window to front aspect, patio doors to rear,
radiator, gas fire with back boiler.



Kitchen

1.79m x 4.33m (5'10" x 14'2"). Comprising of a range of base and eye level units with workspace, sink with mixer taps, window to side aspect x two, plumbing for dishwasher, radiator, eye level oven and grill, hob and extractor, door leading to inner passage leading to:

Utility Area

2.65m x 1.41m (8'8" x 4'7"). Space for fridge, freezer, tumble dryer and plumbing for washing machine.

Pantry space

Cloakroom

Comprising wc, window to side.

Stairs to First Floor and Landing

Window to side aspect, access to boarded loft with loft ladder, airing cupboard.

Bedroom One

3.00m x 3.65m (9'10" x 11'11"). Window to front aspect, radiator, fitted triple wardrobe, with additional fitted dressing table and six drawers.

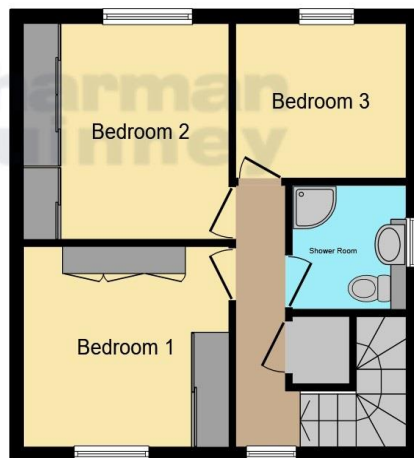
Bedroom Two

3.23m x 3.28m (10'7" x 10'9"). Window to rear aspect radiator, built in triple wardrobe, housing hot water tank.

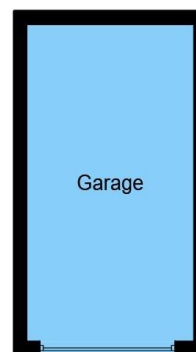




Ground Floor



First Floor



Garage

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Bedroom Three
2.40m x 2.72m (7'10" x 8'11"). Window to rear aspect, radiator.

Bathroom
Comprising of shower cubicle with power shower, vanity wash hand basin with cupboard below, wc, heated towel rail, window to side aspect.

Outside
The private rear garden is laid to lawn with patio area and pergola. There are a combination of plants, flowers and shrubs and the garden is enclosed by a wood fence and privet surround with gravelled ornamental area to the rear, two garden sheds and additional storage room for garden tools, rear and side gated access.

To the front the area has a privet border, is paved providing ample parking with a shared driveway leading to a single garage with electric door, power and light connected.

To view this property call Sharman Quinney on:
01778 343322

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