



Bourne Road, Colsterworth, Grantham NG33 5JE

welcome to

Bourne Road, Colsterworth

GUIDE PRICE £200,000 - £220,000 Beautifully presented three bedroom period cottage set in the popular village of Colsterworth. To include a generous rear garden, lounge with feature fireplace, modern kitchen and cellar that is ideal for a pantry/ storage.



Entrance

Entering the property through a composite door into the lounge.

Lounge

12' 4" max x 11' 3" max (3.76m max x 3.43m max)

Beautiful brick built fireplace with wooden mantel and slate hearth, uPVC window to the front aspect, laminate flooring, coving to the ceiling, TV point and radiator.

Inner Hall

With staircase leading down to the cellar and open arch way leading through to kitchen.

Cellar

11' 2" x 10' 9" (3.40m x 3.28m)

Exposed stone walls, with a window to the front aspect and two radiators. Ideal for a storage area/pantry.

Dining Kitchen

11' 8" max x 11' 8" (3.56m max x 3.56m)

Boasting a range of cream shaker style units with Oak work surfaces over. Under mounted ceramic double sink unit with mixer tap. Range cooker with extractor hood above and splash back to the wall. Plumbing for automatic washing machine and space for fridge freezer. Slate tiled flooring, radiator, spotlights to the ceiling, uPVC window to the rear aspect, part glazed uPVC door to the rear garden and wall mounted consumer unit. Space for a dining suite and staircase rising to the first floor landing.

First Floor Landing

Providing access to two bedroom and the family bathroom, and staircase rising to bedroom three.

Bedroom One

12' 4" x 11' 4" (3.76m x 3.45m)

This double bedroom has a uPVC window to the front aspect, radiator and original feature fireplace.

Bedroom Two

8' 5" max x 6' 1" max (2.57m max x 1.85m max)

Having a uPVC window to the rear aspect and radiator.

Family Bathroom

Three piece suite comprising panel bath with shower over and modesty screen, mounted wash hand basin with vanity unit below, and low level WC. Majority tiling to the walls, tiled flooring, velux window to the rear aspect and heated towel radiator.

Bedroom Three

16' 4" max x 12' min (4.98m max x 3.66m min)

Situated on the top floor, this spacious bedroom has a uPVC window to the rear aspect, radiator and built in desk and built in storage space.

External Description

This south facing rear garden provides a paved patio area for outdoor furniture, with steps leading up to the central lawned garden with gravel borders and enclosed fencing. To include flower beds, and further paved patio area to the rear which is perfect for entertaining. There is a timber shed and timber store for outside storage.

Agents Notes:

Please note this property has right of way to the neighbouring house.



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welcome to

Bourne Road, Colsterworth

- Charming Period Cottage in a Popular Village Location
- Immaculately Presented Throughout
- Three Bedrooms and Family Bathroom
- Lounge with Feature Fireplace
- Modern Fitted Kitchen
- Generous Enclosed Garden to the Rear

Tenure: Freehold

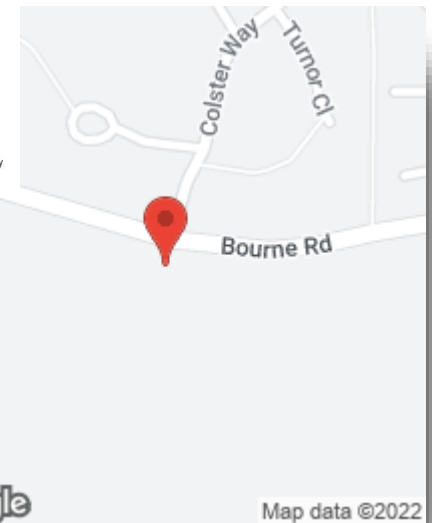
EPC Rating: D

guide price

£200,000 - £220,000



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Please note the marker reflects the postcode not the actual property

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Property Ref:
GST110485 - 0005

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