



Station Road

Bourne, PE10 0NN

Situated in the heart of this popular village of Morton, Cobwebs is a deceptively spacious, double fronted, period family home that dates back to the 1850's and is set in a good-sized mature plot. This impressive individual home has been beautifully cared for and much improved over the years with the conversion of existing outbuildings which has added additional accommodation including a 21ft library/reception room, shower room and a utility.

£495,000

Station Road

Bourne, PE10 0NN



- 3 Bedroom Period Family Home
- Dating back to the 1850's
- Situated in the Heart of this Popular Village
- Sitting Room, Study & Dining Room
- 21ft Library/Reception Room
- Kitchen & Utility Room
- 3 Double Bedrooms, Family Bathroom & Shower Room
- Established Front and Rear Gardens & Off Road Parking
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

12'2" x 6'1" (3.71 x 1.85)

Sitting Room

12'5" x 15'4" (3.78 x 4.67)

Study

11'6" x 12'8" (3.51 x 3.86)

Dining Room

9'2" x 19'7" (2.79 x 5.97)

Kitchen

8'8" x 15'11" (2.64 x 4.85)

Utility Room

21'4" x 8'5" (6.50 x 2.57)

Shower Room

8'7" x 4'7" (2.62 x 1.40)

Library/Reception Room

21'8" x 7'11" (6.60 x 2.41)

Landing

Bedroom 1

12'6" x 16'2" (3.81 x 4.93)

Bedroom 2

12'0" x 11'2" (3.66 x 3.40)

Bedroom 3

8'10" x 19'10" (2.69 x 6.05)

Family Bathroom

8'11" x 16'2" (2.72 x 4.93)

Established Front & Rear Gardens

Off Road Parking

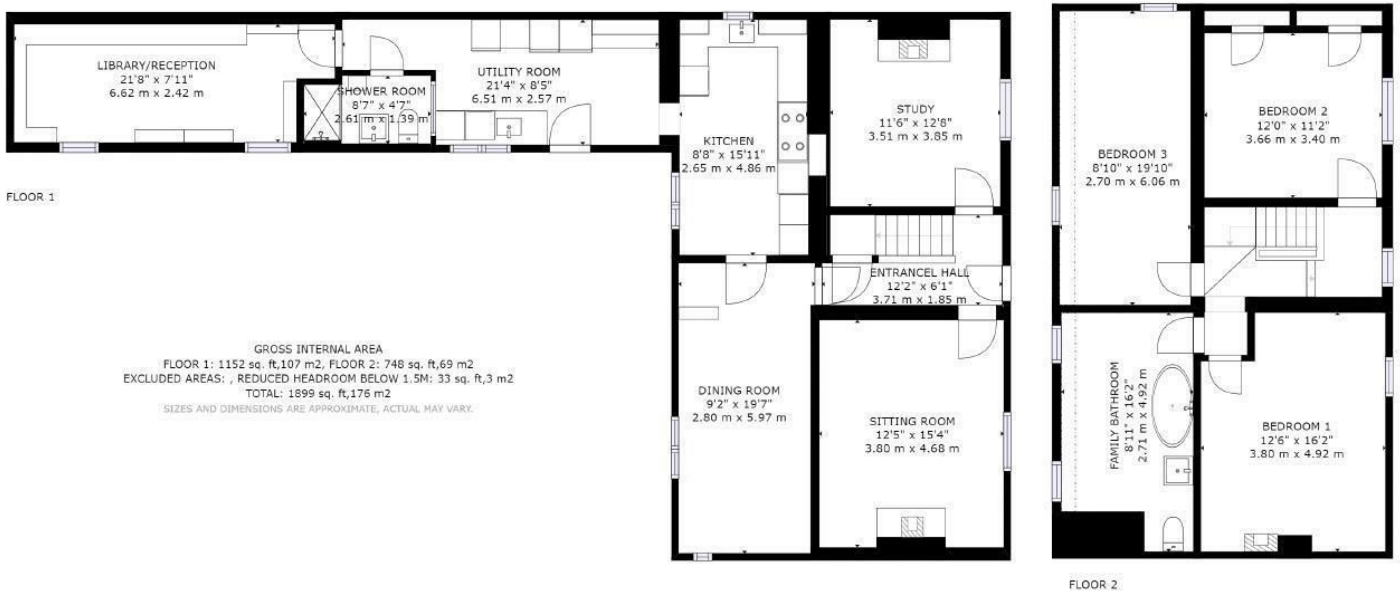


Directions

Please use Postcode PE10 0NN for Sat Nav Guidance



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	