



Kingsley Avenue, Bourne
£285,000 **Freehold**

QUENTIN
MARKS



Key Features



- Detached House
- 4 Bedrooms
- In Need Of Refurbishment
- Large Lounge
- Separate Dining Room

Offered for sale with NO CHAIN, and located within walking distance of town and excellent local schools is this four bedroom detached house. Although in need of refurbishment the property has off road parking for three cars, a single garage and a good sized mature rear garden. Downstairs comprises a large lounge with separate dining room, a kitchen with room for a kitchen table and a downstairs WC. There is also a modern boiler and a new electrical consumer box. Upstairs the house has four good sized bedrooms and a family bathroom. There is uPVC double glazing throughout.

ENTRANCE PORCH With uPVC double glazed entrance door to:-

ENTRANCE HALL With radiator, stairs to first



floor, pair of glazed panelled doors to the lounge.

CLOAKROOM With low level WC, wash hand basin, uPVC double glazed window to the front.

LOUNGE 20' 8" x 11' 10" (6.3m x 3.6m) Max With uPVC double glazed window to the front, radiator, glazed screens across the rear with central sliding double glazed patio door to the garden, TV point.

DINING ROOM 10' 10" x 10' 2" (3.3m x 3.1m) Max With radiator, uPVC double glazed window to the rear.

KITCHEN 9' 10" x 9' 10" (3.0m x 3.0m) Max With stainless steel sink and drainer, range of base and eye level units with worktops over and wall cupboards, plumbing for washing machine, uPVC double glazed window to the front, uPVC double glazed door to the side, Ideal gas fired central heating boiler.

LANDING With airing cupboard having lagged hot water cylinder, access to the loft space, uPVC double glazed window to the rear on half landing.

BEDROOM 1 11' 10" x 10' 6" (3.6m x 3.2m) Max With radiator, uPVC double glazed window to the rear.

BEDROOM 2 11' 10" x 9' 10" (3.6m x 3.0m) Max With radiator, uPVC double glazed window to the front.





BEDROOM 3 10' 10" x 10' 6" (3.3m x 3.2m) Max
With radiator, uPVC double glazed window to the rear.

BEDROOM 4 10' 10" x 6' 11" (3.3m x 2.1m) Max
With radiator, uPVC double glazed window to the front.

BATHROOM With low level WC, pedestal wash hand basin, panelled bath with electric shower over, uPVC double glazed window to the front, radiator.

OUTSIDE

FRONT GARDEN The front garden comprises gravelled area and concrete driveway providing off road parking and access to the garage. There is also side access to the rear garden.

REAR GARDEN There is gated access to the good sized rear garden with gravelled and paved area, and lawn with well stocked borders.

GARAGE 16' 5" x 8' 2" (5.0m x 2.5m) Max with up and over door, light and power.


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INFORMATION



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