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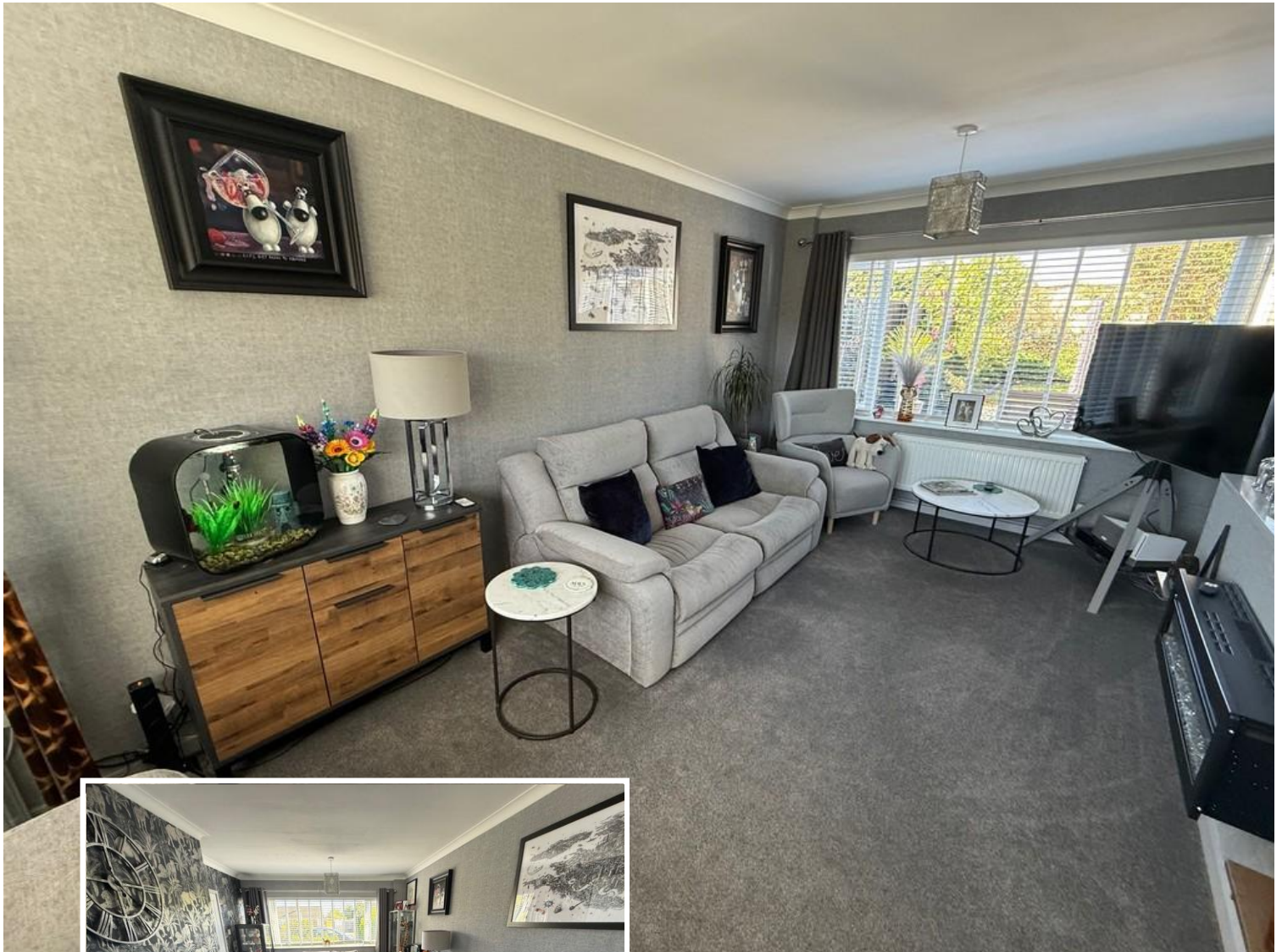
26 Kingsway, Bourne, Lincolnshire PE10 9DP

£295,000 Freehold

- Stunning Semi Detached House
- Entrance Hallway
- Lounge
- Kitchen/Diner
- Three Bedrooms

This is a stunning three bed semi detached house which has been renovated throughout to a very high specification. It offers spacious family living along with a large garden to the front and rear. Viewing is highly recommended to appreciate everything that this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Part glazed front door to Entrance hallway: Radiator with cover, stairs to first floor landing with large under stairs storage space, wall mounted digital heating control.

LOUNGE

11' 1" x 19' 1" (3.38m x 5.82m) TV point, wall mounted crystal effect electric fire, TV point, radiator, window to front and rear.

KITCHEN/DINER

12' 2" x 11' 0" (3.71m x 3.35m) A fabulous room which has been refitted with high specification units, including wall mounted and floor standing gey fitted cupboards, deep pan drawers, integrated wine rack, complimentary compact laminate heat proof fitted worktops and splash backs, inset



sink with mixer tap and moulded draining board, AEG induction hob with sensor extractor canopy over, eye level AEG electric oven with warming drawer, integrated fridge and freezer, integrated dishwasher and washing machine, LVT flooring, vertical radiator, open through to Family Room.

FAMILY ROOM

9' 2" x 11' 0" (2.79m x 3.35m) LVT flooring, velux window.

CLOAKROOM

Low level WC with concealed flush, wash hand basin, vertical radiator, complimentary splash back tiling, LVT flooring.

FIRST FLOOR LANDING

Access to roof storage space, airing cupboard with shelving.

BEDROOM 1

12' 3" x 11' 1" (3.73m x 3.38m) Radiator, window to rear.

BEDROOM 2

8' 10" x 11' 0" (2.69m x 3.35m) Window to rear, radiator.

BEDROOM 3

6' 8" x 11' 1" (2.03m x 3.38m) Window to front, radiator.

BATHROOM

7' 9" x 9' 3" (2.36m x 2.82m) Panelled bath with MIRA shower over and glass screen, wash hand basin with vanity cupboard under, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, chrome heated ladder towel rail, extractor fan, wall mounted touch screen mirror with light.

EXTERNALLY

The front of this property benefits from a neat shaped lawn with attractive shrub borders. There is a magnificent flowering Cherry tree and gravelled beds. A gate to one side of the property leads to the fully enclosed rear garden which is split into several sections. The first part of the garden has a small area of lawn shrub borders and houses a timber garden shed. The main part of the garden benefits from a paved patio, gravelled borders and a shaped lawn with attractive shrub borders. To one side of the garden is a large gravelled area with off road parking for several cars and twin opening gates. This would be a perfect area for a motor home or boat. There is also a single garage with further parking. Overall the garden just echo's the well presented house and is a haven to sit and relax in.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



EPC AND FLOOR PLAN TO FOLLOW

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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