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**18 Southfields, Bourne, Lincolnshire, PE10 9TZ**

**£485,000 Freehold**

- Beautifully Presented Throughout
- Detached Three Storey Town House
- Double Garage
- Five Double Bedrooms

Southfields is an enviable location just a stones throw from Bourne Grammar school so is an ideal home for anyone with children attending the school. You can easily cut through to the lovely town park and also Bourne town centre and all the local amenities including bars restaurants and national and local shops.

SPALDING 01775 766766 BOURNE 01778 420406



**Accommodation**

Front door opening to spacious Entrance Hallway: Stairs to first floor, Kamdean flooring, under stairs storage space, radiator.

**Study**

7' 0" x 9' 2" (2.13m x 2.79m) TV point, radiator, window to front.

**Cloakroom**

Low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, tiled flooring, extractor fan, radiator.

**Lounge**

11' 8" x 15' 1" (3.56m x 4.60m) TV point, telephone point, living flame coal effect gas fire, cream surround, polished stone back plate and hearth, two radiators, French doors



opening to Dining Room.

#### Kitchen

8' 7" x 14' 5" (2.62m x 4.39m) A wow factor refitted kitchen. Fitted wall mounted and floor standing cupboards including deep pan drawers, complimentary worktops and splash back tiling, inset stainless steel sink with mixer tap, four ring ceramic hob, chrome extractor canopy over, double electric oven, recess with further fitted cupboards and integrated fridge and freezer, breakfast bar with cupboards under and space for high stools, ceramic floor tiles, deep under stairs storage cupboard, open to Dining Room. French doors open to Conservatory.



#### Dining Room

8' 5" x 13' 1" (2.57m x 3.99m) Wooden flooring, TV point, radiator.

#### Utility Room

7' 4" x 5' 10" (2.24m x 1.78m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktop and splash back tiling, inset stainless steel sink and drainer, wall mounted gas central heating boiler, space and plumbing under worktop for automatic washing machine, space for fridge, ceramic floor tiles, vertical radiator, part glazed door to side garden.



#### Conservatory

12' 9" x 18' 4" (3.89m x 5.59m) Constructed dwarf brick walls with uPVC units over, pitched warm roof with inset spot lights and two skylight windows, three radiators, two wall light points, French doors to rear.

#### Landing

Airing cupboard housing hot water tank and shelving, radiator, stairs to second floor.

#### Bedroom 1

15' 1" x 11' 10" (4.60m x 3.61m) Two built in storage cupboards, fitted wardrobe, TV point, radiator, window to front.



#### Ensuite

Double width shower cubicle with glass screen, low level WC with concealed flush, pedestal wash hand basin, chrome heated ladder towel rail, complimentary splash back tiling, tiled flooring, access to roof storage space, extractor fan.

#### Family Bathroom

Panelled bath with shower over, large umbrella head and smaller shower head, low level WC with concealed flush, large sink with mixer tap and vanity cupboard under, ceramic floor tiles, complimentary splash back tiling, electric shaver point, chrome heated ladder towel rail, extractor fan.

#### Bedroom 2

9' 5" x 11' 7" (2.87m x 3.53m) Built in storage cupboard, radiator, window to rear.

#### Bedroom 3

9' 4" x 9' 10" (2.84m x 3.00m) TV point, built in cupboard, radiator, window to front.



#### Landing

Radiator, access to roof storage space, deep built in storage cupboard.



#### Bedroom 4

9' 10" x 14' 4" (3.00m x 4.37m) Built in wardrobe, TV point, radiator, window to front and rear.



#### Bedroom 5

9' 8" x 14' 4" (2.95m x 4.37m) Built in storage cupboard, TV point, radiator, window to front and rear.

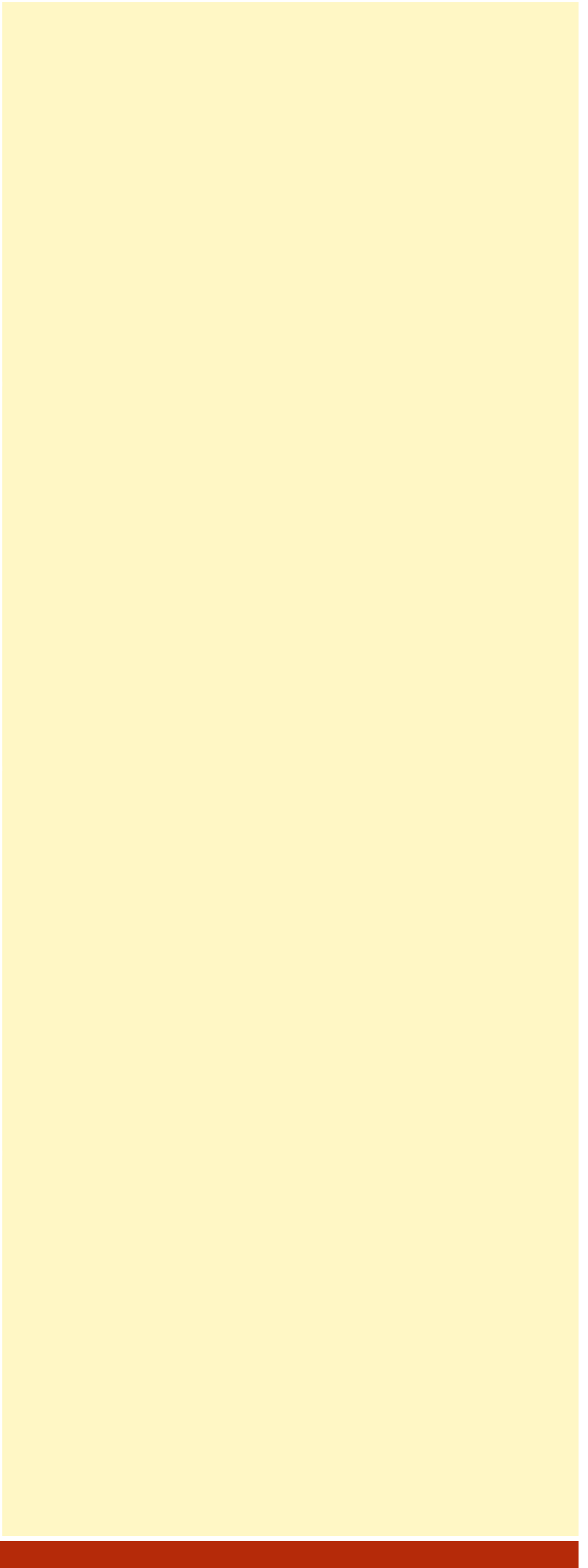
#### Shower Room

Shower cubicle with glass screen, low level WC with concealed flush, large wash hand basin with mixer tap and vanity cupboard under, ceramic floor tiles, chrome heated ladder towel rail, extractor fan.

#### Gardens

The front of this property is open plan and mostly laid to gravel with stepping stones leading to the front door. There are many attractive flowering shrubs and plants. The garden continues to the side of the house. A double width driveway provides off road parking and leads to the double garage with twin up and over garage doors. The rear garden is a lovely feature of this property. The main garden benefits from a paved patio area, shaped lawn and well stocked flower and shrub borders. There is an additional very private side garden which provides a perfect place to sit and relax in. Overall the garden is a haven to sit and relax in and offers a good degree of privacy.











**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND**

**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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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 80                      | 83        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

**Ref: S-3765132**

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.

**ADDRESS**

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**CONTACT**

