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62 Harvey Close, Bourne, Lincolnshire. PE10 9QL

Guide Price £279,999 Freehold

- Four Double Bedrooms
- Off-Road Parking
- Large 'L-Shaped' Kitchen
- Perfect Family Home
- No Onward Chain

A deceptively spacious, four double bedroom, semi-detached home with generous off-road parking, an integral garage and well-maintained front and rear gardens, offering excellent family accommodation close to the amenities of Bourne.







DESCRIPTION

Situated within the market town of Bourne, this well-maintained semi-detached family home offers spacious and versatile accommodation, including the rare advantage of four double bedrooms. Outside, the property benefits from ample off-road parking, an integral garage and attractive, well-kept gardens to both the front and rear, providing excellent space for families and outdoor enjoyment. Offering plenty of potential for a purchaser to update and personalise to their own taste, this is an excellent opportunity to acquire a substantial home in a convenient location close to the town's amenities, schools and transport links.

ENTRANCE

4' 10" x 2' 10" (1.49m x 0.88m)

W/C

6' 5" x 2' 10" (1.98m x 0.87m) Conveniently located adjacent to the front entrance porch, the cloakroom is fitted with a W/C, wash hand basin and a frosted window, maintaining privacy.











STAIRWELL
11' 1" x 5' 10" (3.38m x 1.78m) Accessed from the entrance porch, the stairwell is finished with neutral wallpaper and fitted carpeting. The space offers potential to enhance the adjoining dining room by removing the existing half-height wall, creating a more open feel.

LOUNGE
19' 1" x 10' 11" (5.84m x 3.35m) A bright and welcoming reception room benefiting from large windows to both the front and rear elevations, allowing an abundance of natural light. Featuring neutral carpeting, cream-painted walls and a stylish wallpaper feature wall centred around an attractive fireplace.

DINING ROOM
11' 1" x 12' 8" (3.38m x 3.88m) A well-proportioned dining room with neutral wallpapered walls, rust-coloured carpeting and useful built-in storage. A window overlooking the conservatory provides a pleasant outlook, making it an ideal space for everyday dining and entertaining.

KITCHEN
9' 2" x 12' 11" (2.81m x 3.95m) + 5' 11" x 8' 9" (1.81m x 2.69m) A spacious L-shaped kitchen fitted with a range of base and wall-mounted units, complemented by a large range-style cooker. A generous window overlooks the rear garden, while a stable door provides access to the conservatory. An internal door also leads directly into the integral garage, adding to the practicality of the space.

CONSERVATORY
10' 2" x 7' 1" (3.11m x 2.18m) Situated to the rear of the property, this bright and airy conservatory benefits from large surrounding windows and a door leading directly out to the garden, creating a versatile additional reception space.

LANDING / HALLWAY

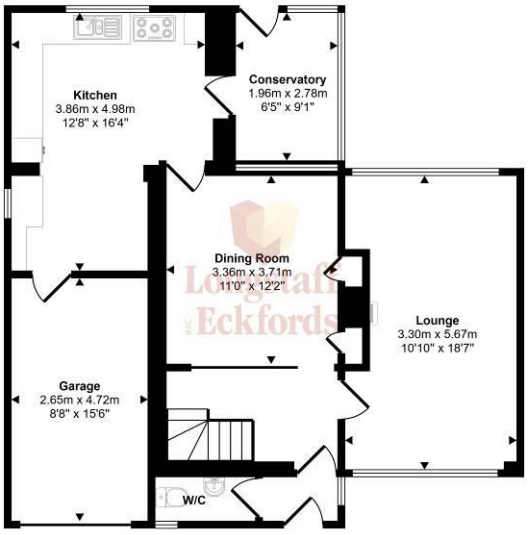
BEDROOM 1
11' 0" x 12' 5" (3.37m x 3.79m) A large double bedroom featuring wallpapered walls painted over with a lilac colour, fitted neutral carpeting and a large window overlooking the rear garden. A spacious room offering a comfortable and relaxing space.

BEDROOM 2
9' 0" x 11' 1" (2.75m x 3.39m) A well-proportioned double bedroom featuring wallpapered walls, fitted carpeting and a large window overlooking the rear garden. The room benefits from generous built-in storage, providing a practical and useful addition.

BEDROOM 3
9' 0" x 11' 1" (2.75m x 3.39m) A well-presented double bedroom featuring wallpapered walls painted over with a blue finish, cream carpeting and a window overlooking the rear garden. Conveniently positioned adjacent to the family bathroom.

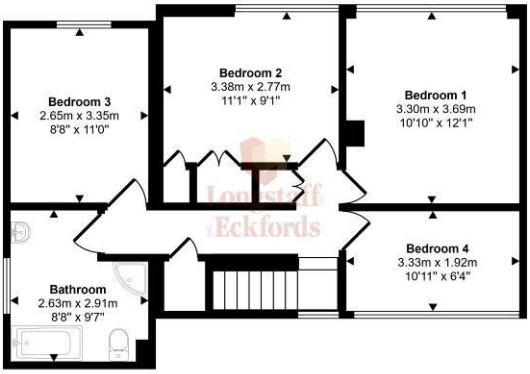
BEDROOM 4
11' 1" x 6' 5" (3.38m x 1.97m) A double bedroom featuring a large window overlooking the front of the property, green carpeting and wallpapered walls painted over with a yellow finish. A generous room offering excellent flexibility for a range of uses.

BATHROOM
9' 10" x 8' 9" (3.02m x 2.69m) (at widest points) A well-appointed bathroom fitted with a bath, separate shower enclosure, W/C and wash hand basin. The room also benefits from a frosted window, providing privacy while allowing light into the space.



Ground Floor
Approx 81 sq m / 876 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 58 sq m / 624 sq ft

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TENURE Freehold

COUNCIL TAX BAND C
EPC RATING - TBC

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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Ref: 17975
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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