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61 Beech Avenue, Bourne, Lincolnshire PE10 9RZ

£300,000 - Freehold

Property Summary

This three bed detached house is located in arguably one of the best locations in Bourne with an approximately long garden backing onto Bourne woods. Properties in this location very rarely come onto the market so viewing at the earliest opportunity is highly recommended.

Features

- Detached House
- Lounge/Diner
- Kitchen and Utility Room
- Conservatory
- Three Bedrooms
- Shower Room
- No Onward Chain
- Desirable Location



Room Descriptions

First Floor

Accommodation

uPVC front door opening to Entrance Porch: Second part glazed uPVC front and side panel to Entrance Hallway: Stairs to first floor landing, radiator, under stairs storage space, wall mounted thermostatic heating control.

Lounge

12' 7" max x 23' 11" max (3.84m x 7.29m) Two radiators, TV point, to lounge end, stone fire surround, paved hearth, wooden mantle over, sliding patio doors to Conservatory.

Conservatory

9' 7" x 12' 0" (2.92m x 3.66m) Dwarf brick walls with uPVC units over, polycarbonate sloped roof, ceramic floor tiles, French doors opening to rear garden.

Kitchen

9' 9" x 11' 0" (2.97m x 3.35m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, space for free standing cooker, space and plumbing under worktop for automatic washing machine, ceramic floor tiles, radiator.

Utility Room

7' 10" x 10' 3" (2.39m x 3.12m) Built in storage cupboard, uPVC door to outside.

Cloakroom.

WC.

First Floor

Landing

Access to roof storage space.

Bedroom 1

11' 9" x 11' 5" (3.58m x 3.48m) Radiator, window to front.

Bedroom 2

11' 10" x 11' 6" (3.61m x 3.51m) Radiator, window to rear.

Bedroom 3

7' 4" x 8' 9" (2.24m x 2.67m) Radiator, window to rear.

Shower Room

5' 5" x 7' 3" (1.65m x 2.21m) Walk in shower to one wall with glass screen, wash hand basin with vanity cupboard under, low level WC with concealed flush, fully tiled walls, wooden effect tiling, airing cupboard housing WORCESTER central heating boiler.



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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Externally

Garden

The front garden is open and laid to a section of lawn and a crazy paved driveway which provides off road parking for several cars and leads to a single garage with an up and over door.

The rear garden is a massive selling point of this property. It is approximately 200 ft long and leads directly into Bourne woods.

The garden is made up of several different sections. It is mostly laid to lawn and benefits from many mature plants and trees. Overall this garden MUST be seen to appreciate everything it has to offer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	