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6 Station Road, Twenty, Bourne, Lincolnshire PE10 0AZ

£170,000 - Freehold

### Property Summary

This property is a perfect project for any buyers wishing to purchase a spacious house in a rural location.

### Features

- Semi Detached House
- Rural Location
- Three Reception Rooms
- Three Double Bedrooms
- Family Bathroom
- Requires Modernisation & Renovation
- Large Plot
- Views to Rear Across Open Fields
- Viewing Highly Recommended





Room Descriptions

Ground Floor

Accommodation

Front door to Entrance Hallway: Wooden flooring, stairs to first floor, two built in storage cupboards.

Lounge

12' 9" x 17' 10" (3.89m x 5.44m) Laminate flooring, TV point, French doors to Conservatory.

Conservatory

12' 4" x 11' 7" (3.76m x 3.53m) Constructed dwarf brick walls with uPVC units over, polycarbonate pitched roof, French doors opening to rear garden.

Kitchen

10' 5" x 10' 11" (3.17m x 3.33m) Fitted wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktop and splash back tiling, inset stainless steel sink and drainer , space for cooker, space for fridge/freezer, open through to Dining Room.

Dining Room

9' 7" x 9' 10" (2.92m x 3.00m) Laminate flooring, window to front, door through to lean to Conservatory/Utility Area. door off to cloakroom with low level WC.

Conservatory/Utility Area

9' 7" x 11' 5" (2.92m x 3.48m) Constructed dwarf brick walls with uPVC units over, polycarbonate sloped roof, part glazed door to outside.

First Floor

Landing

Laminate flooring, access to roof storage space.

Bedroom 1

10' 4" x 13' 11" (3.15m x 4.24m) Laminate flooring, TV point, window to rear.

Bedroom 2

10' 11" x 10' 4" (3.33m x 3.15m) Electric storage heater, laminate flooring, window to rear.

Bedroom 3

7' 1" x 10' 5" (2.16m x 3.17m) Laminate flooring, window to front.

Family Bathroom

Panelled bath with electric shower over and glass screen, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, ceramic floor tiles, wall mounted electric heater and heated towel rail.

Externally

Garden

The front garden benefits from a tandem length driveway which provides off road parking for several cars. The remainder of the front garden is mostly laid to a large lawn. A gate to one side of the house gains access to the fully enclosed rear garden which is mostly laid to lawn with mature tree and shrub boundaries. The enviable views at the rear look across the Lincolnshire fens and countryside and benefit from amazing sun sets. and peace and tranquillity.

