

70 Austerby Bourne PE10 9JL

£270,000



Extended House

Additional Wet Room

South Facing Garden

4 Good Bedrooms

Lounge

Central Location

Refitted Bathroom

Separate Dining Room

Refitted Kitchen





GENERAL DESCRIPTION: This is a spacious family home which has the benefit of a loft conversion giving it 4 bedrooms. The house has had many improvements to include a refitted kitchen and bathroom, a wet room was also created by the previous owner. There is a large utility room and a lovely south facing rear garden. Conveniently located for Bourne Grammar and the town centre. Viewing is highly recommended.

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PE10 9JL**





ENTRANCE HALL With uPVC double glazed entrance door, radiator, 2 upVC double glazed windows to the front, stairs to the first floor.

LOUNGE 18' 0" x 11' 6" (5.49m x 3.5m) Max With uPVC double glazed window to the front, 2 radiators, sliding double glazed patio doors to:-

CONSERVATORY 9' 6" x 9' 6" (2.9m x 2.9m) Of a uPVC and double glazed construction, with radiator and ceramic tiled floor, sliding double glazed doors to the garden.

DINING ROOM 12' 1" x 10' 1" (3.69m x 3.07m) Max With radiator, uPVC double glazed window to the front, laminate flooring, under stairs store cupboard with light.

KITCHEN 15' 5" x 7' 7" (4.69m x 2.3m) Refitted and comprising of 1½ bowl stainless steel sink unit, range of base units incorporating cupboards and drawers, with corner carousel unit, work surfaces housing inset gas hob and extractor hood above and with electric double oven below. Matching wall cupboards and pull out larder unit, plumbing for dishwasher and space for fridge, vinyl flooring, uPVC double glazed windows to the side and rear, radiator.

REAR LOBBY With radiator, double glazed door to the garden.

UTILITY ROOM 11' 0" x 6' 6" (3.36m x 1.98m) Max Single drainer stainless steel sink unit, cupboards under, worktops, plumbing for washing machine, , space for tumble drier, tall broom cupboard. Boiler cupboard housing Worcester gas central heating boiler, radiator, uPVC double glazed window to the side, ceramic tiled floor.

WET ROOM Low level WC, pedestal wash hand basin, floor drain with shower over, heated towel rail, fully tiled walls, uPVC double glazed window to the side.

FIRST FLOOR LANDING With radiator and uPVC double glazed window to the rear.

BEDROOM 1 18' 1" x 10' 4" (5.5m x 3.14m) Max With extensive range of fitted wardrobes having hanging rails and shelving, uPVC windows to the front and rear, 2 radiators, built in shelved cupboard.

BEDROOM 4 12' 2" x 10' 2" (3.7m x 3.1m) Max With radiator, uPVC double glazed window to the front.

BATHROOM Refitted and with low level WC, vanity wash hand basin, with drawers under, panel bath, separate shower cubicle with rain head shower and hand attachment, heated towel rail and uPVC double glazed window to the rear.

SECOND FLOOR LANDING With velux window to the front, storage space on ½ landing

BEDROOM 3 13' 11" x 12' 2" (4.24m x 3.72m) Max Radiator, uPVC double glazed window to the rear.

BEDROOM 2 13' 11" x 8' 5" (4.24m x 2.57m) Max Radiator, uPVC double glazed window to the rear.

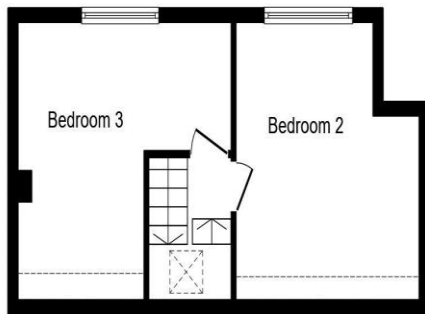
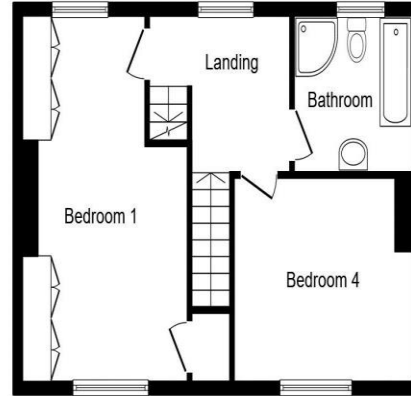
FRONT GARDEN The front garden is mainly set to parking for 2/3 vehicles.

REAR GARDEN This is a pleasant feature being south facing and with extensive paved patio area and lawn beyond. Further paved patio.

SUMMER HOUSE 7' 3" x 8' 6" (2.2m x 2.6m) Max Wooden and insulated and having light and power.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band C