

Scottlethorpe Road, Edenham, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Cherry Tree House, Scottlethorpe Road, Edenham

Total Approx Gross Internal Floor Area = 213 Sq/m - 2293 Sq/ft

All Measurements Shown (width x Depth).
For Identification Purposes Only - Not To Scale
REF = sg074/6812/382
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28 Scottlethorpe Road, Edenham, Bourne, Lincolnshire, PE10 0LN

£699,950 Freehold

Located in the highly sought after village of Edenham we are delighted to offer for sale this impressive stone built four bedroom detached family home with no ongoing chain. The property was built in 2000 to a high specification and offers fantastic family accommodation benefiting from, entrance hall with turning staircase, lounge, dining room and family room, fitted kitchen/breakfast room with granite worktops and utility room off. On the first floor there is a spacious landing leading to a master bedroom with ensuite, three further bedrooms and family bathroom. Outside there is a gated driveway leading to a detached double garage with ample parking. The property sits on approximately 0.31 acres and is predominately lawned with attractive flower and shrub borders and views over Grimsthorpe trust arable land making this home a must view.

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See things differently.



ACCOMMODATION

Porch - With door leading to.

Entrance Hall - With turning staircase to the first floor, under floor heating, dado rail, coved ceiling, understairs storage cupboard and door leading through to

Downstairs Cloakroom - With low level wc, wash hand basin, coved ceiling, underfloor heating and double glazed frosted window

Drawing Room - 17'9" x 13'7" (5.4m x 4.14m) With attractive feature fireplace with woodburning stove, underfloor heating, dado rail, coved ceiling, power points, tv point, double glazed window overlooking the front, and french doors leading through to the

Conservatory - 11'2" x 9'3" (3.4m x 2.82m) Being half brick with double glazed windows and doors onto the rear garden

Dining Room - 13'4" x 12'5" (4.06m x 3.78m) With double glazed bay window overlooking the side and further double glazed window to the front, underfloor heating, coved ceiling, power points

Sitting Room - 16'11" x 13'4" (5.16m x 4.06m) With attractive feature fireplace, double glazed window overlooking the side, coved ceiling, underfloor heating, and archway through to



Kitchen/Breakfast Room - 17'9" x 11'8" (5.4m x 3.56m) Fitted units comprising sink with cupboard below, excellent range of wall and base units with granite worktops and upstands, built in double oven, integrated dishwasher, integrated fridge/freezer, fitted microwave, tiled flooring with underfloor heating, coved ceiling, double glazed windows to the rear and side, and door leading through to

Utility Room - With single drainer sink, range of wall and base units, space and plumbing for washing machine, oil boiler supplying hot water and central heating, space for further appliances, double glazed window overlooking the rear, door to the side and tiled flooring with underfloor heating

First Floor Landing - A galleried landing with built in storage cupboard, further built in airing cupboard, dado rail, coved ceiling, window overlooking the front and door leading through to

Bedroom One - 17'10" x 11'7" (5.44m x 3.53m) With double glazed windows to the rear and side, built in wardrobes, underfloor heating, power points, and door leading through to

En Suite - With a shower cubicle, low level wc, wash hand basin set in unit with cupboards below, radiator, dado rail, coved ceiling and window to the side

Bedroom Two - 13'5" x 10'4" (4.1m x 3.15m) With double glazed window overlooking the front, fitted wardrobes, underfloor heating, dado rail, coved ceiling and power points

Bedroom Three - 13'4" x 8'8" (4.06m x 2.64m) With double glazed window overlooking the rear, underfloor heating, fitted wardrobes, power points

Bedroom Four - 13'4" x 8'7" (4.06m x 2.62m) With fitted wardrobes, double glazed window overlooking the front, underfloor heating and power points

Family Bathroom - With panelled bath, separate shower cubicle, low level wc, wash hand basin set in unit with cupboard below, radiator, and double glazed window

Outside - To the front there are electric gates leading to a large gravel driveway providing ample off road parking, leading to a detached double garage (measuring 21'1" x 19'8") with 2 electric opening doors, personnel door to the side, power and light. There is also a cloakroom with low level wc and wash hand basin. The rear garden is a generous lawned garden with attractive flower and shrub borders and enjoys fabulous views across Grimsthorpe arable land.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F

