



Ancaster Road,
Bourne, Lincolnshire, PE10 9HL

NEWTONFALLOWELL 

**Ancaster Road,
Bourne, Lincolnshire, PE10 9HL
Offers In Excess Of
£225,000 Freehold**

Situated just a short walk from the centre of Bourne sits this spacious three-bedroom semi-detached house. The property boasts an open kitchen diner, living room, utility room, downstairs WC, three balanced bedrooms and a family bathroom. The property also benefits from its multiple off-road parking spaces and generous rear garden.

On entering the property, you are initially met by a spacious utility room, enjoying access into a downstairs WC. Central to the property, an inner hallway provides access into a living room. To the left side of the property is an open kitchen diner, enjoying an abundance of worktop space and unit storage. Sliding doors to the rear show you into a naturally bright conservatory, over-looking the rear garden. To the first floor, the landing space separates three well-balanced bedrooms and a three-piece family bathroom.

Outside the front of the property, multiple off-road parking spaces are found. The easterly-facing rear garden is of generous proportions and is mainly laid to lawn.



Utility Room

12'10 x 9'8 (3.91m x 2.95m)

Downstairs WC

4'10 x 3'3 (1.47m x 0.99m)

Living Room

10'11 x 10'4 (3.33m x 3.15m)

Kitchen Diner

17'10 x 12'9 (5.44m x 3.89m)

Conservatory

12'5 x 8'2 (3.78m x 2.49m)

Bedroom One

13'11 x 10'5 (4.24m x 3.18m)

Bedroom Two

10'11 x 10'5 (3.33m x 3.18m)

Bedroom Three

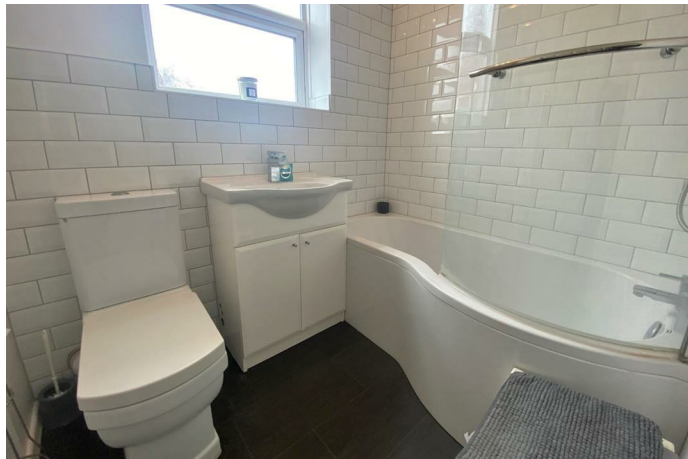
10'4 x 7'2 (3.15m x 2.18m)

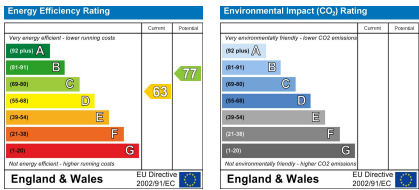
Bathroom

6'11 x 5'6 (2.11m x 1.68m)

Loft Room

13'4 x 8'2 (4.06m x 2.49m)





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