



BRITISH
PROPERTY
AWARDS
2018

★★★★★
GOLD WINNER

ESTATE AGENT
IN STAMFORD



nest
ESTATES



Prince George Road,
Bourne, PE10 2AF
£225,000

SUMMARY

- Spacious Three Bedroom Home
- Kitchen Breakfast Room
- Lounge Diner
- Downstairs WC, Family Bathroom & En Suite To Master
- Enclosed Rear Garden
- Two Side By Side Parking Spaces
- EPC - B
- Council Tax - C





Offered for sale is this spacious three bedroom home, briefly comprising; Entrance hall, kitchen breakfast room, lounge diner, downstairs WC, three well proportioned bedrooms, family bathroom, en suite to master bedroom, enclosed rear garden with decked seating area and side gate access. The front offers two side by side parking spaces directly in front of the property.

The historic market town of Bourne... There are many shops, garden centres, churches, public houses and hotels to be found, along with outdoor and indoor swimming pools, a leisure centre and good medical facilities.

Other recreational amenities in the area include several golf courses, the ancient Bourne Woods close by and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary schools; secondary education in the town is exceptional, provided by the renowned Bourne Grammar School and Bourne Academy. Additional state and independent schooling can be found in nearby market towns such as Stamford, Market Deeping and Spalding.



High speed trains from Peterborough (only 19 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 12 miles away.

Tenure: **Freehold**

EPC Rating: **B**

Council Tax Band: **C**

Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

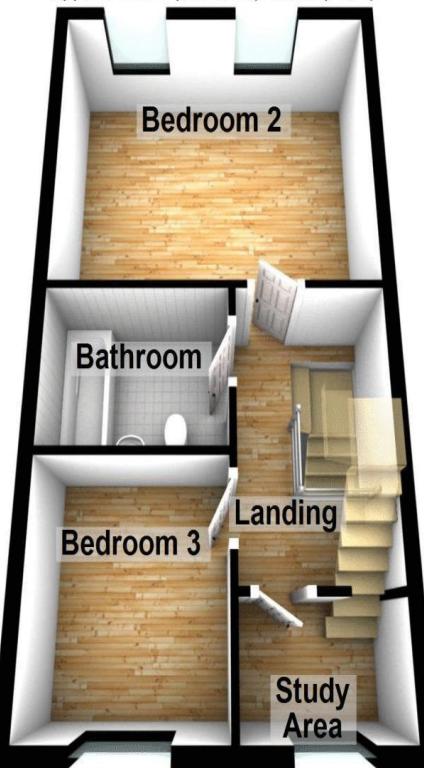
DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor
Approx. 39.3 sq. metres (423.0 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.5 sq. feet)



Second Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



Total area: approx. 104.7 sq. metres (1127.2 sq. feet)

nest
ESTATES



8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk