



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**

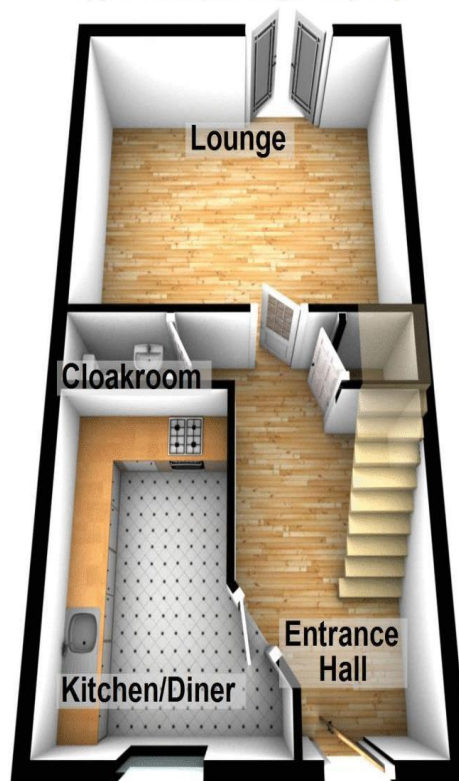
Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

DISCLAIMER

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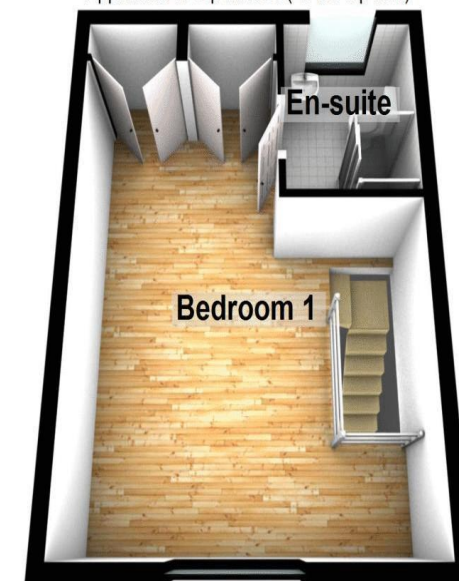
Ground Floor
Approx. 39.3 sq. metres (423.0 sq. feet)



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)

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