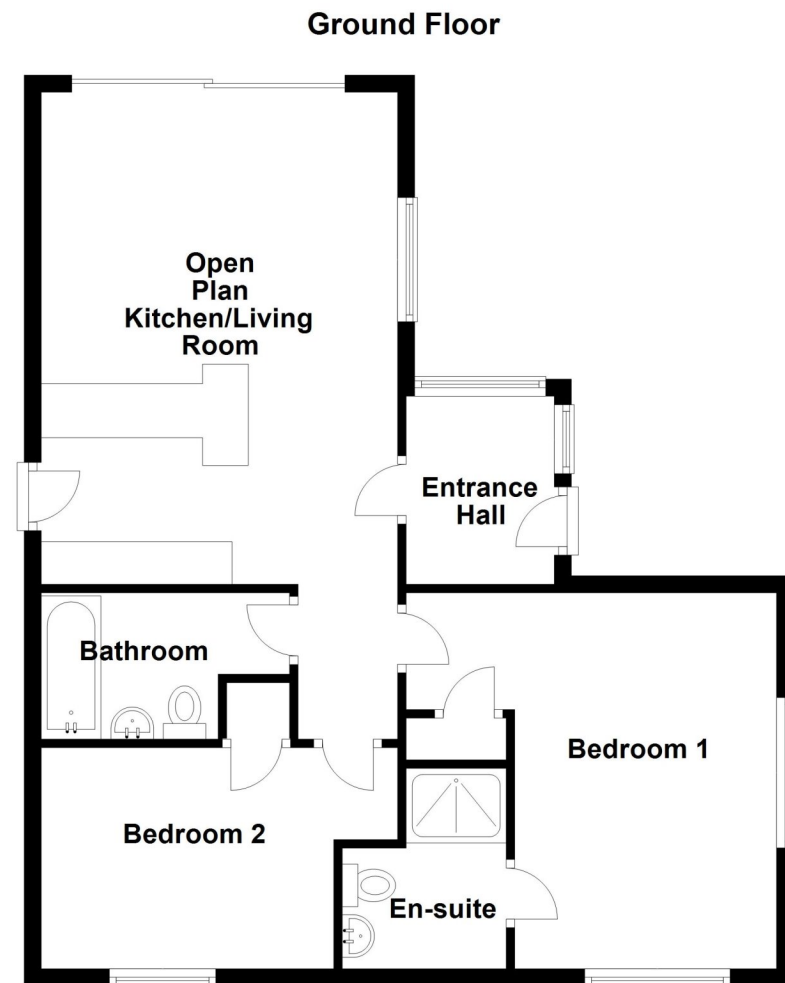


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



45a Gladstone Street, Bourne, Lincolnshire, PE10 9AY

£260,000 Freehold

Winkworth are delighted to offer for sale this eco-friendly low carbon bungalow built in 2021 with NO ONGOING CHAIN. The property is superbly presented throughout and benefits from, open plan lounge/kitchen with modern fitted units with solid oak worktops, master bedroom with en-suite shower room, further bedroom and modern fitted bathroom with roof lantern. The property also benefits from gas central heating to radiators, upvc double glazed windows and doors and an EPC rating of B that could be improved to an A with solar panels and air source heat pump. Outside there is a block paved driveway providing off road parking with an EV charging point and to the rear an easy to maintain enclosed garden with patio and artificial grass area with timber shed. Please call 01778 392807 for more information.

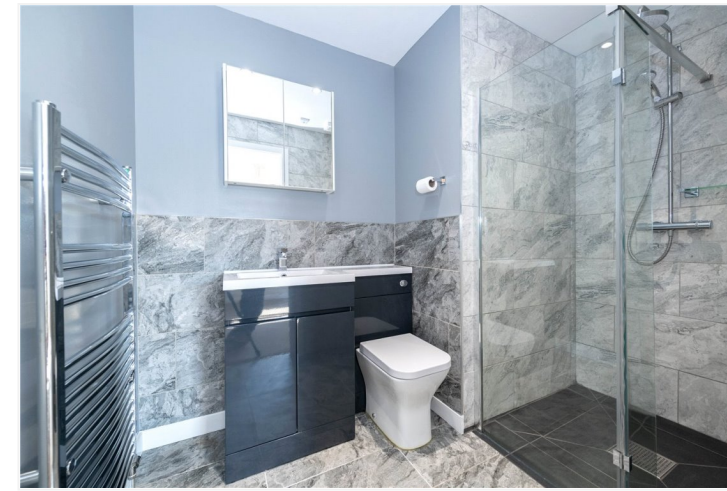
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See things differently.



Bedroom Two - 11'7" x 8'9" (3.53m x 2.67m) With upvc double glazed window to the front, oak flooring, radiator, power points and built in cupboard housing gas boiler supplying hot water and central heating.

Bathroom - Modern fitted suite comprising, panelled bath with shower attachment, low level wc, wash hand basin, tiled walls, tiled flooring, heated towel rail and roof lantern.



Outside - To the front there is a block paved driveway providing off road parking with a EV charging point. The rear garden has a paved patio leading to an artificial grass area with timber shed with further gravelled area to the side.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Porch - 7'6" x 5'7" (2.29m x 1.7m) With laminate flooring, upvc double glazed windows and door leading to.

Open Plan Kitchen/Living Room - 19'1" x 14' (5.82m x 4.27m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units complemented by oak worktops, built in oven and hob with extractor above, space and plumbing for washing machine, integrated fridge freezer, part tiled walls, laminate flooring, open to the living room with sliding doors onto the rear garden, radiator, power points, upvc double glaze window to the side and door to the side.

Bedroom One - 14'6" (4.42) x 13'9" (4.2) (narrowing to 10'4" (3.15)) With built in wardrobe cupboard, upvc double glazed window to the front and side, radiator, power points and door leading to.

En-Suite Shower Room - With modern fitted suite comprising, fully tiled walk in shower, low level wc and wash hand basin set in unit with cupboard below, tiled flooring, tiled walls, heated towel rail and extractor fan.

