
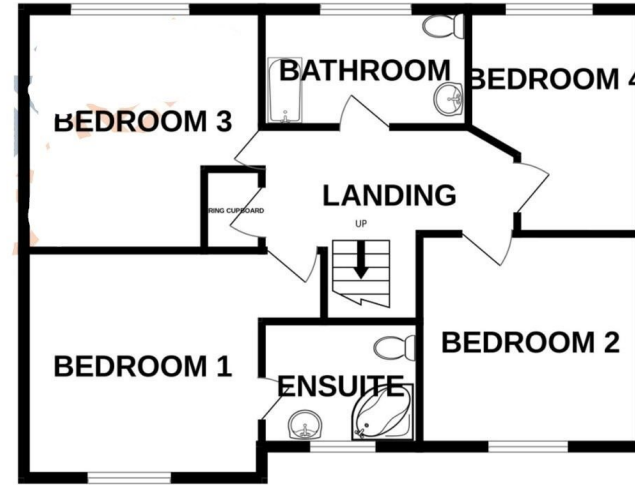
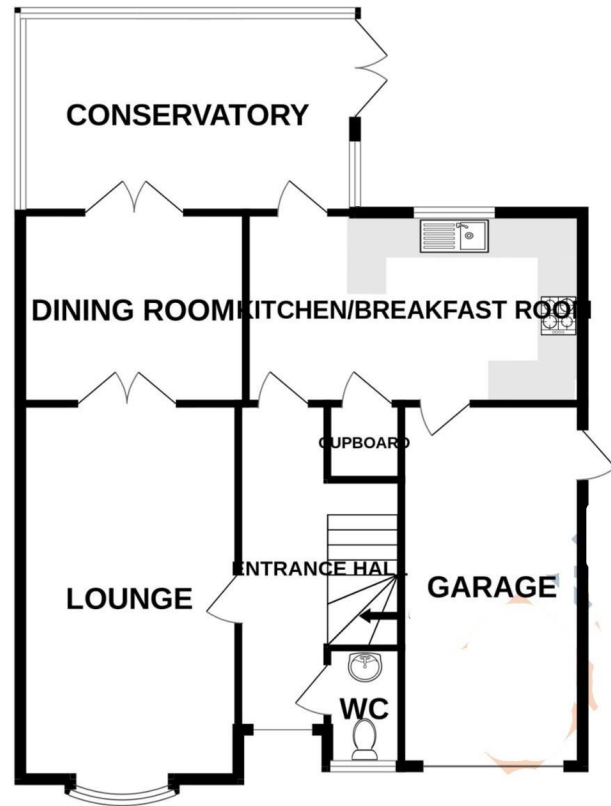


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>76</b>
(55-68)	<b>D</b>	<b>60</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



## 6 Newlands Road, Haconby, Bourne, Lincolnshire, PE10 0UT

£325,000 Freehold

A spacious four bedroom detached home located in the popular village of Haconby with NO ONGOING CHAIN. The property is offered for sale in excellent condition throughout and benefits from, lounge and separate dining room, spacious half brick and upvc double glazed conservatory, fantastic modern fitted kitchen/breakfast room and downstairs cloakroom. On the first floor there is a master bedroom with en-suite bathroom, three further bedrooms and modern fitted family bathroom. Outside there is a driveway providing off road parking leading to a single garage and to the rear a fully enclosed established garden.

4 Bedrooms | Entrance Hall | Lounge | Dining Room | Conservatory | Kitchen/Breakfast Room | En-Suite Bathroom | Family Bathroom | Outside

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## ACCOMMODATION

**Entrance Hall** - With tiled flooring, stairs leading to the first floor, radiator, power point and door to.

**Downstairs Cloakroom** - With tiled flooring, low level wc, wash hand basin, radiator and frosted window.

**Lounge** - 18'2" x 11' (5.54m x 3.35m) With upvc double glazed bay window to the front, attractive feature fireplace with woodburning stove, radiator, power points and french doors leading to.

**Dining Room** - 11'5" x 9'7" (3.48m x 2.92m) With radiator, power points, door to the kitchen and french doors leading to.

**Conservatory** - 18'1" x 10' (5.5m x 3.05m) Being half brick with upvc double glazed windows and doors onto the rear garden.

**Kitchen/Breakfast Room** - 17' x 11' (5.18m x 3.35m) With superb modern fitted units comprising, ceramic one and a half bowl sink with cupboard below, excellent range of wall and base units with fitted worktop and upstands, built in oven and microwave, space and plumbing for dishwasher, space for fridge freezer, under stairs storage cupboard, tiled flooring, radiator, door to the garage and upvc double glazed window and french doors.



**First Floor Landing** - With access to the loft, built in airing cupboard and door to.

**Bedroom One** - 15'1" x 11'2" (4.6m x 3.4m) With upvc double glazed window to the front, radiator, power points and door leading to.

**En-Suite Bathroom** - With corner bath with wall mounted shower, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Bedroom Two** - 11'7" x 11'4" (3.53m x 3.45m) With upvc double glazed window, radiator and power points.

**Bedroom Three** - 13'6" x 9' (4.11m x 2.74m) With upvc double glazed window, radiator and power points.

**Bedroom Four** - 10'7" x 8'10" (3.23m x 2.7m) With upvc double glazed window, radiator and power points.

**Family Bathroom** - With modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin set in unit with cupboard below, part tiled walls, heated towel rail and frosted window.

**Outside** - To the front there is a lawned front garden with pathway leading to the front door and a driveway providing off road parking leading to a SINGLE GARAGE with up and over door, power and light plus electric boiler supplying central heating. The rear garden has a paved patio leading to an established lawned garden with attractive flower and shrub borders, fully enclosed and side access.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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