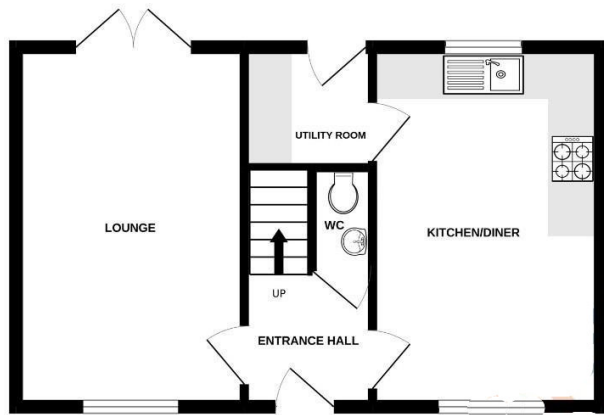


York Road, Bourne, Lincolnshire

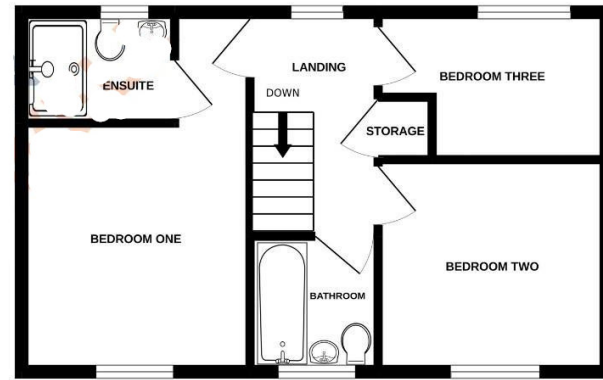
Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	83	95
(81-91)	B		
(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	



65 York Road, Bourne, Lincolnshire, PE10 0ZF

O.I.E.O £240,000 Freehold

Winkworth are delighted to offer for sale this stunning three bedroom semi detached home with generous rear garden and garage and driveway to the side. The property is immaculate throughout and benefits from, entrance hall with downstairs cloakroom, lounge with french doors to the garden and modern fitted kitchen/dining room with utility room off. The master bedroom benefits from an en-suite shower room, plus two further bedrooms and a family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a larger than average rear garden being fully enclosed and personal door to the garage with further parking on the driveway in front. Please call for more information.

3 Bedrooms | Entrance Hall | Lounge | Kitchen/Dining Room | Utility Room | En-Suite Shower Room | Family Bathroom | Outside

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



First Floor Landing - With built in storage cupboard, upvc double glazed window to the rear and door leading to,

Bedroom One - 15'6" x 9'10" (4.72m x 3m) With upvc double glazed window to the front, radiator, power points and door leading to.

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Bedroom Two - 9'11" x 8'11" (3.02m x 2.72m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 9'11" x 6'3" (3.02m x 1.9m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - To the front there is a gravelled garden with pathway leading to the front door. To the side there is a single garage with driveway in front providing ample off road parking. The rear garden is larger than average with a paved patio leading to a mainly lawned garden which is fully enclosed with personal door to the garage.

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to.

Downstairs Cloakroom - With low level wc, wash hand basin, radiator and extractor fan.

Lounge - 15'5" x 9'9" (4.7m x 2.97m) With upvc double glazed window to the front and french doors to the rear, radiator and power points.



Kitchen/Dining Room - 15'5" x 9'9" (4.7m x 2.97m) With modern fitted units comprising, 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 hob with extractor above, integrated fridge freezer, integrated dishwasher, gas boiler supplying hot water and central heating, upvc double glazed windows to the front and rear, radiator and door leading to.

Utility Room - 5'5" x 5'2" (1.65m x 1.57m) With fitted worktop, space and plumbing for washing machine and door to the rear garden.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

