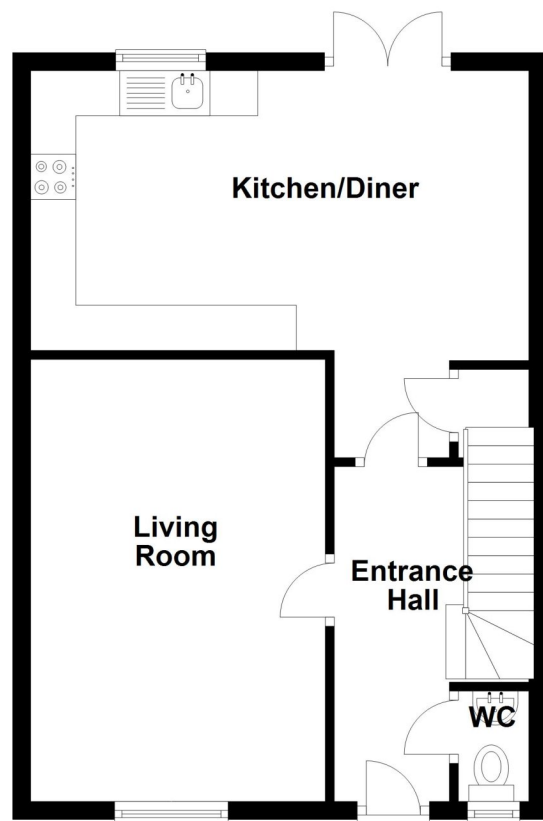


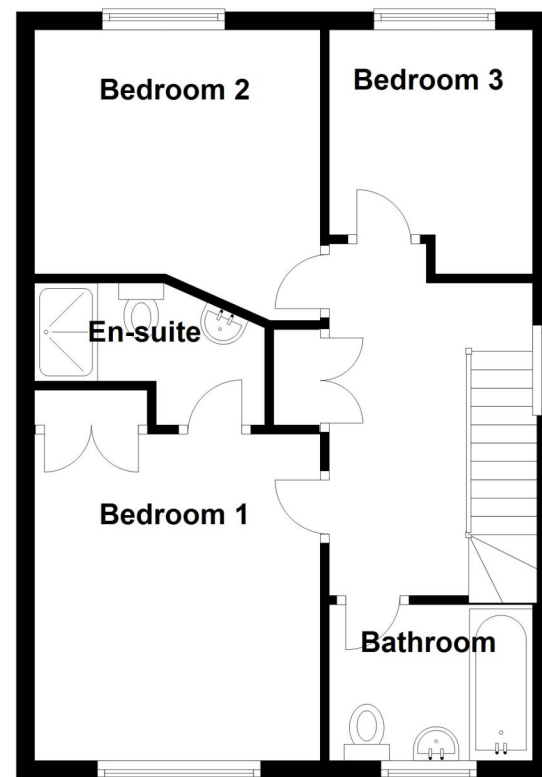
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 44.7 sq. metres (480.8 sq. feet)



First Floor
Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 89.3 sq. metres (961.7 sq. feet)

7 Ripon Close, Bourne, Lincolnshire, PE10 0ZT

£260,000 Freehold

We are pleased to offer for sale this superbly presented three bedroom detached home located on the popular Elsea Park development with garage and driveway. The property has been much improved by the current vendors and tastefully decorated throughout benefiting from, lounge overlooking the front, modern fitted kitchen/dining room with french doors onto the rear garden and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite shower room, there are two further bedrooms and a family bathroom. Outside there is a garage with driveway providing off road parking and to the rear and fully enclosed lawned garden making this home a must view. Please call 01778 392807 for more information.

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bourne@winkworth.co.uk
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See things differently.



First Floor Landing - With built in airing cupboard, upvc double glazed window to the side and door to:

Bedroom One - 11'8" x 10'6" (3.56m x 3.2m) With part panelled walls, upvc double glazed window to the front, built in wardrobe, radiator, power points and door leading to:

En-Suite Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, spot lights, radiator and extractor fan.

Bedroom Two - 10'6" x 9'5" (3.2m x 2.87m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 8'3" x 7'4" (2.51m x 2.24m) With upvc double glazed window to the rear, radiator and power points.

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

Outside - To the side there is a driveway providing off road parking leading to a SINNGLE GARAGE with up and over door. The rear garden is a generous size with paved patio leading onto well maintained lawned garden leading to a further patio area. The garden is fully enclosed and has a personal door to the garage.

ACCOMMODATION

Entrance Hall - With part panelled walls, LVT flooring, stairs leading to the first floor, spot lights, radiator, power points and door leading to:

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

Lounge - 16'2" x 10'8" (4.93m x 3.25m) With LVT flooring, upvc double glazed window to the front, radiator and power points.

Kitchen/Dining Room - 17'8" (5.38) x 14'3" (4.34) (narrowing to 10'2" (3.1)) With superb modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated fridge freezer, integrated dishwasher, integrated washing machine, wall mounted gas boiler supplying hot water and central heating, tiled flooring, part panelled walls, stop lights, upvc double glazed french doors and window to the rear garden and under stairs storage cupboard.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

