

appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	85
(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	



43 Edinburgh Crescent, Bourne, Lincolnshire, PE10 9DU

£240,000 Freehold

Offered for sale with no ongoing chain this superbly presented renovated three bedroom family home located within walking distance of the town centre. The property has been much improved by the current vendor and offers, lounge overlooking the front, new fitted kitchen/breakfast room with utility area off, three generous sized bedrooms and new bathroom and separate wc. The property also benefits from oak doors, gas central heating to radiators and upvc double glazed windows. Outside there is a good size lawned garden which is fully enclosed making this home a must view. Please call 01778 392807 for more information.

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See things differently.



Bedroom One - 17'2" x 10'8" (5.23m x 3.25m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Two - 13'1" x 10'6" (4m x 3.2m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 9'11" x 7'5" (3.02m x 2.26m) With upvc double glazed window to the rear, radiator, over stairs storage cupboard and power points.



Family Bathroom - New fitted suite comprising, panelled bath, wash hand basin set in units with cupboard below, part tiled walls, radiator and frosted window.

Separate WC - With low level wc, part tiled walls and frosted window.

Outside - To the front there is a garden with pathway leading to the front door plus side passage to the rear garden. The rear garden has a paved patio leading onto a fully enclosed lawned garden

ACCOMMODATION

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

Lounge - 14'8" x 10'7" (4.47m x 3.23m) With upvc double glazed window to the front, radiator and power points.

Kitchen/Breakfast Room - 15'1" x 10'3" (4.6m x 3.12m) With new fitted kitchen comprising, single drainer sink with cupboard below, excellent range of wall and base units, space for cooker, space for fridge freezer, freestanding washing machine, wall mounted gas boiler supplying hot water and central heating, larder cupboard, radiator, power points, upvc double glazed window to the rear and door to.

Utility Room/Rear Lobby - With space for appliances and door to the rear garden.

First Floor Landing - With built in airing cupboard and door leading to.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A