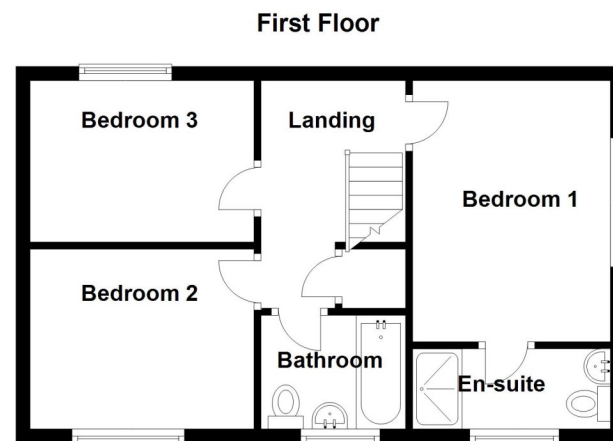
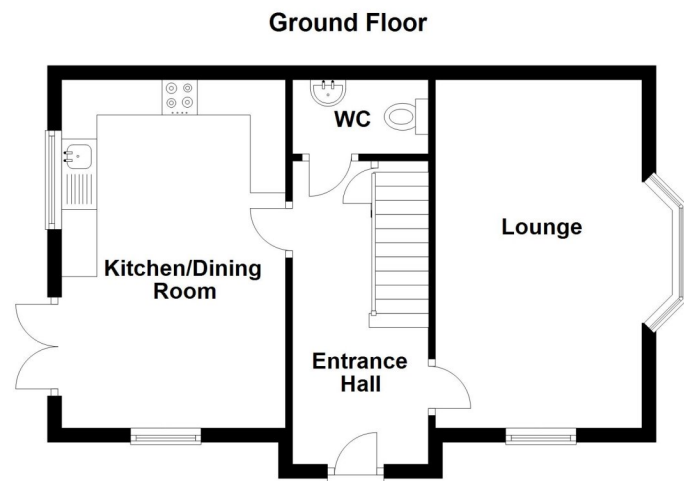


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



2 Conway Drive, Bourne, Lincolnshire, PE10 2BL

£260,000 Freehold

A superbly presented nearly new three bedroom detached home built by Bellway homes to their Thespian design. The property is offer for sale with no ongoing chain and benefits from, lounge with bay window, separate kitchen/dining room and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite, there are two further bedrooms and family bathroom. Outside there is a south east facing part wall garden and a driveway providing off road parking for two cars. The property is located on the popular Abbey View within elsea park and offers easy access to the Grammar school, Tesco supermarket and the A15 road link to Peterborough with its main line train station to London/Kings Cross. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
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Winkworth

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See things differently.



Bedroom One - 11'6" x 9'7" (3.5m x 2.92m) With upvc double glazed window to the side with shutters, radiator, power points and door leading to.

En-Suite Shower Room - With walk in shower, low level wc, wash hand basin, part tiled walls, heated towel rail and upvc double glazed frosted window with shutters.

Bedroom Two - 10'4" x 8'8" (3.15m x 2.64m) With upvc double glazed window with shutter to the front, radiator and power points.

Bedroom Three - 10'4" x 7'4" (3.15m x 2.24m) With upvc double glazed window with shutters, radiator and power points.

Bathroom - With modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tile walls, LVT flooring and frosted window with shutters.

Outside - To the side there is a driveway providing off road parking for two cars. The rear garden is south east facing with paved patio leading onto a part walled lawned garden with side access.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, under stairs storage cupboard, LVT flooring, radiator and door leading to.

Downstairs Cloakroom - With low level wc, wash hand basin, LVT flooring, part tiled walls and extractor fan.

Lounge - 16'1" x 9'7" (4.9m x 2.92m) With upvc double glazed bay window with shutters to the side and further window with shutters to the front, radiator and power points.

Kitchen/Dining Room - 16'1" x 10'5" (4.9m x 3.18m) With superb 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 washing machine, integrated dishwasher, LVT flooring, upvc double glazed windows with shutters to the rear and side and french doors onto the rear garden.

First Floor Landing - With access to the loft, radiator, built in over stairs storage cupboard and door leading to.

