

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	81
(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	



16 Buttercup Drive, Bourne, PE10 0PZ

£390,000 Freehold

We are delighted to offer for sale this impressive four bedroom detached family home with detached double garage and gated driveway providing lots of off road parking. The property is offered for sale in excellent condition throughout benefiting from three separate reception rooms, modern fitted kitchen/breakfast room with utility off and downstairs cloakroom. On the first floor the master bedroom has an en-suite shower room, there are three further bedrooms and family bathroom. The property is located on the popular Elsea Park development giving easy access to the A15 road link to Peterborough and its main line train station plus Bourne Grammar school is within walking distance. Please call 01778 392807 for more information.

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See things differently.



Utility Room - 5'8" x 5'8" (1.73m x 1.73m) Refitted with a range of wall and base units, upstands, plumbing for a washing machine and tumble dryer, extractor fan and half glazed door to garden.

Downstairs Cloakroom - Fitted with a two piece suite comprising low level W/C and wash hand basin. UPVC double glazed window to front aspect, tiled flooring and radiator.

First Floor Landing - With upvc double glazed window to rear aspect, airing cupboard and radiator.

Master Bedroom - 16'9" (max) x 13' (5.1m (max) x 3.96m) With upvc double glazed window to rear and side aspect, two double fitted wardrobes and radiator and door to.

En-Suite Shower Room - Fitted with a three piece suite comprising low level W/C, wash hand basin and double shower cubicle. UPVC double glazed window to side aspect, extractor fan, part tiled walls and radiator.

Bedroom Two - 14'1" x 13'9" (4.3m x 4.2m) With upvc double glazed window to front and two window to rear aspect, built in triple wardrobes

Bedroom Three - 13'9" x 8'8" (4.2m x 2.64m) With upvc double glazed window to front and side aspect, built in wardrobes and radiator.

Bedroom Four - 10'4" x 9'8" (3.15m x 2.95m) With upvc double glazed window to front aspect and radiator.

Family Bathroom - Fitted with a four piece suite comprising low level W/C, wash hand basin, bath with mixer shower over and separate double shower cubicle. UPVC double glazed window to side aspect, extractor fan and part tiled walls.

Outside - The front pf the property is accessed through a 5 bar gate, with ample off road parking leading to a DOUBLE GARAGE. The rear garden is enclosed by walls and fencing and is mainly laid to lawn with a paved patio area.

ACCOMMODATION

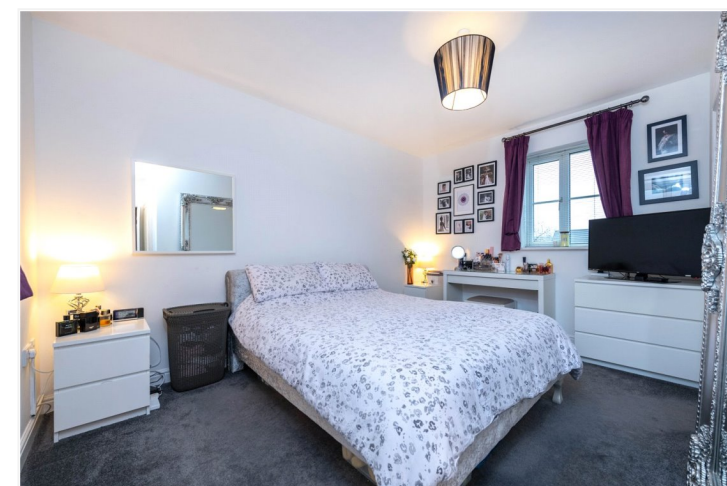
Entrance Hall - Half glazed door to front aspect, stairs to first floor, laminate flooring, radiator, storage cupboard, UPVC double glazed window to front and rear aspect.

Lounge - 17'5" x 12'11" (5.3m x 3.94m) With upvc double glazed window to side aspect, feature fireplace, radiator, power points and upvc double glazed French doors to garden.

Dining Room - 13'9" x 8'8" (4.2m x 2.64m) With upvc double glazed window to side and front aspect, laminate flooring, radiator and power points.

Study - 9' x 6'8" (2.74m x 2.03m) UPVC double glazed window to side aspect, laminate flooring, radiator and power points.

Kitchen/Breakfast Room - 16'3" x 13'7" (4.95m x 4.14m) With superb modern fitted units with a range of wall and base units with work surfaces over, breakfast bar, upstands, sink unit with mixer tap over, integrated oven and microwave, gas hob with extractor fan over and integrated dishwasher, space for fridge freezer, unit lighting, radiator, UPVC double glazed window to front aspect and French doors to garden.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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