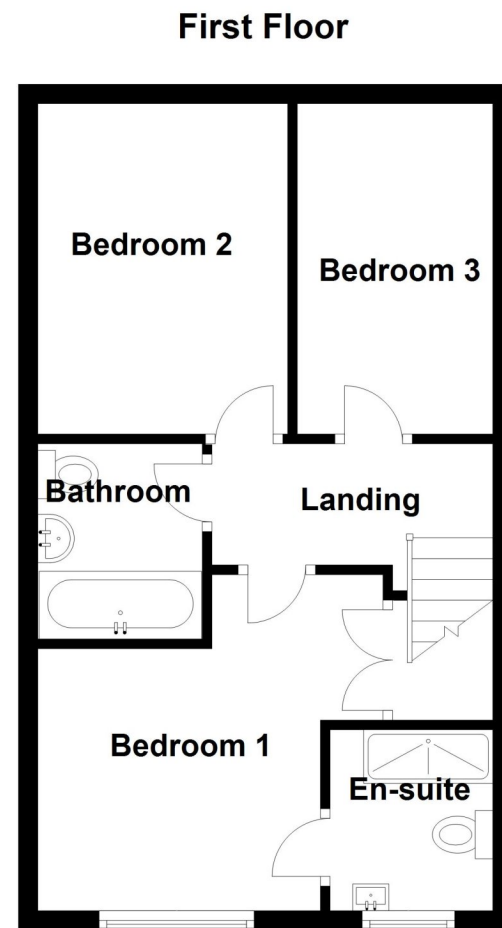
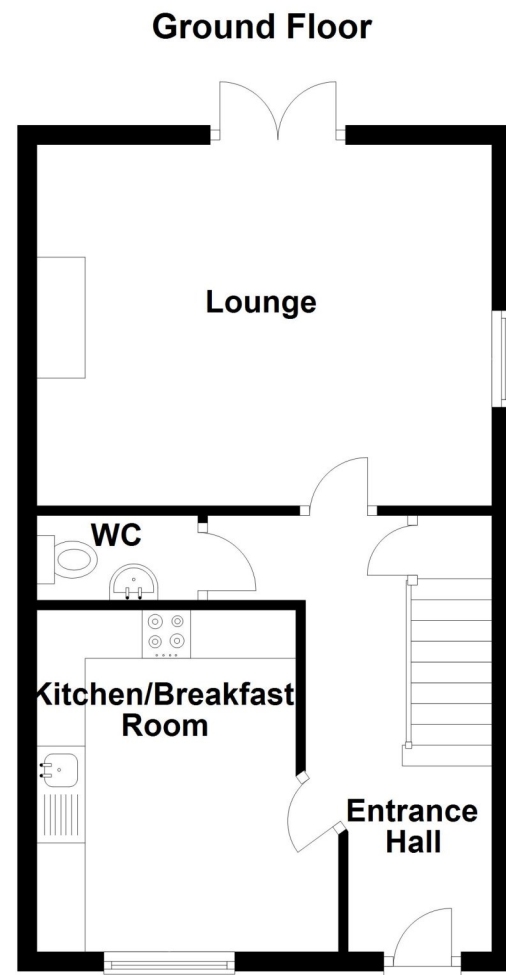


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



43 Great Leighs, Bourne, Lincolnshire, PE10 0WF

O.I.E.O £210,000 Freehold

We are delighted to offer for sale this stunning three bedroom end of terraced home that has been much improved by the current vendors with south facing walled garden and quality summer house/home office. The property is located on the popular Elsea Park development and benefits from, modern fitted kitchen/diner, lounge with french doors onto the rear garden 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 driveway providing off road parking for 2/3 cars and we would strongly recommend an internal viewing.

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.



Bedroom One - 12'4" (3.76) (narrowing to 10'1" (3.07)) x 11'6" (3.5)
With fitted wardrobes with double opening doors, upvc double glazed window to the front, part panelled walls, radiator, power points and door leading to.

En-Suite Shower Room - With modern fitted fully tiled walk in shower cubicle, low level wc, wash hand basin, tiled flooring, part tiled walls, radiator and frosted window.

Bedroom Two - 11'3" x 8'8" (3.43m x 2.64m) With part panelled walls, upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 11'3" x 6'6" (3.43m x 1.98m) With part panelled walls, upvc double glazed window to the rear, radiator and power points.

Bathroom - With modern fitted suite comprising, panelled bath, low level wc, wash hand basin, part tiled walls, radiator and extractor fan.

Outside - To the side there is a driveway providing off road parking for 2/3 cars. The rear garden is a lovely south facing garden being part walled with paved and artificial grass area plus sleeper boarders, there is also a quality fully insulated summer house/home office with power and light.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Entrance Hall - With tiled flooring, stairs leading to the first floor, under stairs storage cupboard, part panelled walls, window to the side and door leading to.

Downstairs Cloakroom - With low level wc, wash hand basin, tiled flooring and radiator.

Kitchen/Breakfast Room - 11'6" (3.5) x 10'3" (3.12) (narrowing to 8'9" (2.67)) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units with fitted breakfast bar, built in oven and hob with extractor above, integrated fridge freezer, integrated washing machine, part tiled walls, radiator, upvc double glazed window to the front and tiled flooring.

Lounge - 15'5" x 12'4" (4.7m x 3.76m) With attractive feature fireplace with two built in cupboards to each side, upvc double glazed french doors to the rear, further window to the side, radiator and power points.

First Floor Landing - With door leading to.

