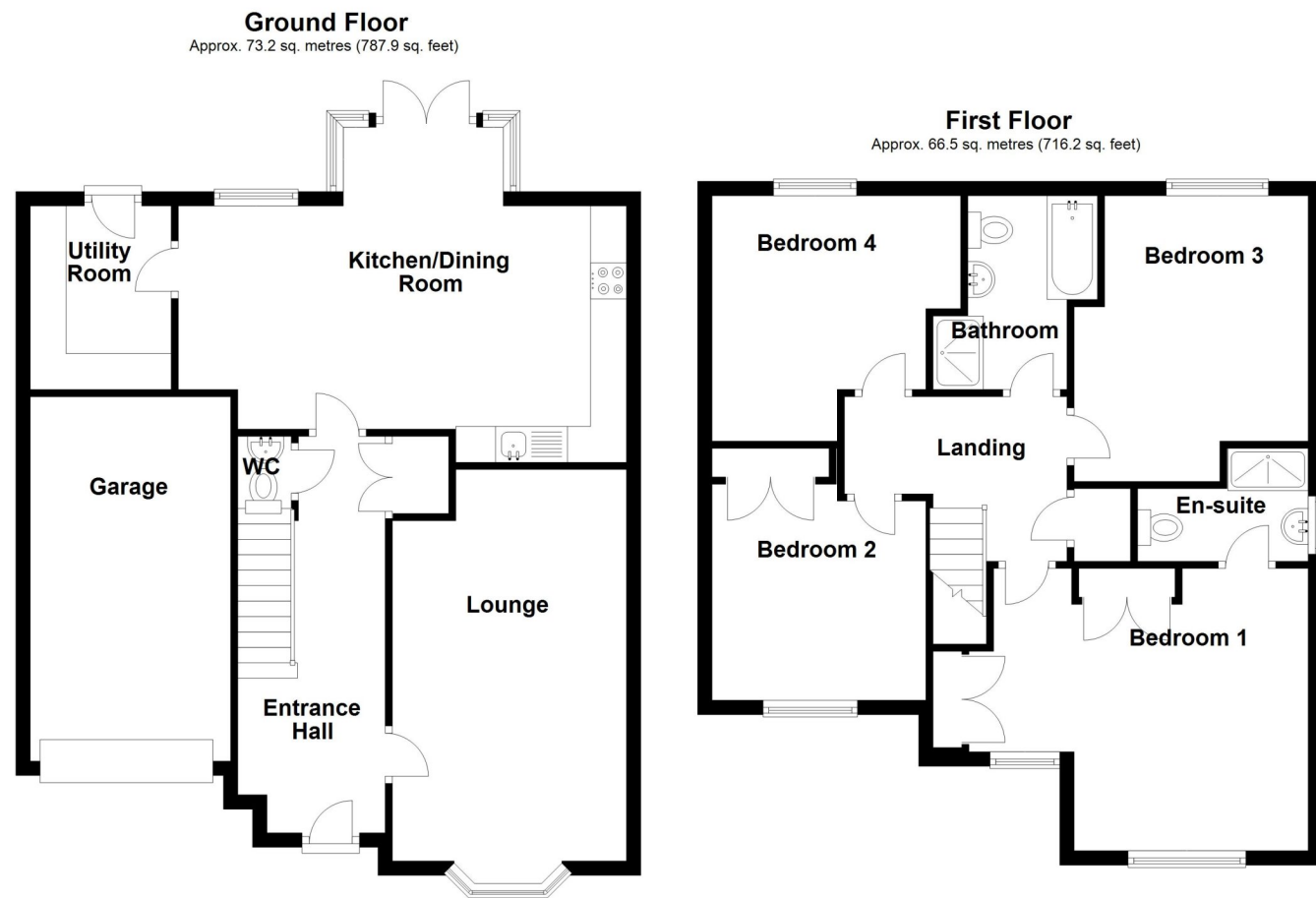


EPC TO FOLLOW



21 Great Leighs, Bourne, Lincolnshire, PE10 0WF

£350,000 Freehold

Winkworth are delighted to bring to the market this superbly presented four bedroom detached family home built by David Wilson homes located in an off road position on the popular Elsea Park development giving easy access to the local schools and supermarkets. The property offers great family accommodation benefiting from, lounge with bay window, fantastic kitchen/family room with utility room off and downstairs cloakroom. Upstairs there is a master bedroom with en-suite and extensive fitted wardrobes, three further bedrooms and a family bathroom. Outside there is a single garage with driveway to the front providing off road parking for two cars and to the rear a lovely south facing fully enclosed garden making this lovely family home a must view. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With stairs to the first floor, radiator, power points, built in storage cupboard, and door leading through to

Downstairs Cloakroom - With low level WC, wash hand basin, and extractor fan

Lounge - 17'7" x 10'8" (5.36m x 3.25m) With UPVC double glazed bay window overlooking the front, radiator, power points, TV point

Kitchen/Family Room - 20'1" x 11'8" (6.12m x 3.56m) A bright and spacious room with UPVC double glazed box bay with French doors leading to the rear garden, modern fitted units comprising one and a half bowl sink unit with cupboard below, excellent range of wall, and base units, built in double oven, six ring gas hob with extractor above, space and plumbing for dishwasher, space for upright fridge/freezer, UPVC double glazed window overlooking the rear, radiator, and door leading through to

Utility Room - 8'5" x 6'7" (2.57m x 2m) with range of fitted units space and plumbing for washing machine, wall mounted boiler supplying hot water and central heating and door leading to the rear



First Floor Landing - With access to the loft, built in airing cupboard, radiator, and door leading through to

Bedroom One - 15'3" (max) x 11'9" (4.65m (max) x 3.58m) With two built in wardrobes, two UPVC double glazed windows overlooking the front, radiator, power points and door leading through to

En Suite - Modern fitted suite comprising fully tiled shower cubicle, low level wc, wash hand basin, heated towel rail and UPVC double glazed frosted window

Bedroom Two - 11'8" x 9' (3.56m x 2.74m) With built in wardrobe, UPVC double glazed window overlooking the front, radiator and power points

Bedroom Three - 13'4" x 10'5" (4.06m x 3.18m) With UPVC double glazed window to the rear, radiator and power points

Bedroom Four - 10'7" x 10'3" (3.23m x 3.12m) With UPVC double glazed window overlooking the rear, radiator and power points

Family Bathroom - Modern fitted suite comprising panelled bath, separate fully tiled shower cubicle, low level wc, wash hand basin, radiator, and UPVC double glazed frosted window

Outside - To the front there is a driveway providing off road parking for two cars leading to a SINGLE GARAGE with up and over door. The rear garden is a lovely south facing garden with paved patio leading onto a lawned area with established shrubs borders, the garden is fully enclosed with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

TBC