

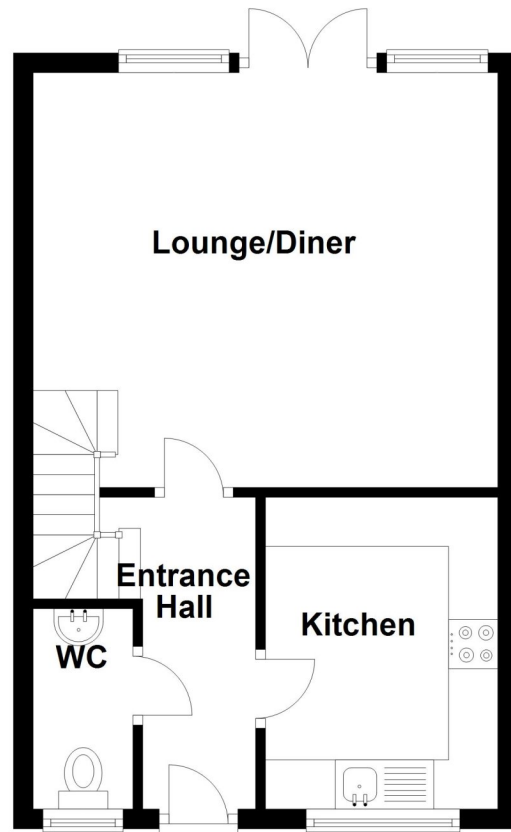
Perth Close, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	82	
(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	

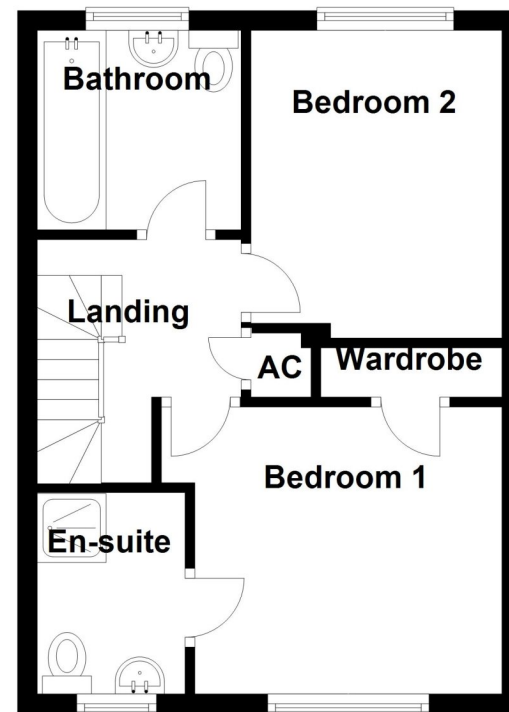
Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)



23 Perth Close, Bourne, Lincolnshire, PE10 0ZU

O.I.E.O £185,000 Freehold

A superbly presented modern two bedroom end of terraced home with the advantage of a driveway to the side providing parking for two cars. The property is offered for sale in excellent condition throughout and benefits from, entrance hall, downstairs cloakroom, modern fitted kitchen, lounge/dining room, master bedroom with en-suite shower room, further generous bedroom 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 to London/Kings Cross. Please call 01778 392807 for more information. EPC Band B

Two Bedroom Semi-Detached House | Driveway on the Side | Master with En suite | Downstairs WC | EPC Rating B | Council Tax Band B

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator, vinyl flooring and door leading to.

Downstairs Cloakroom - With low level wc, wash hand basin, vinyl flooring, radiator and frosted window.

Kitchen - 9'4" x 7'9" (2.84m x 2.36m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated washing machine, integrated fridge freezer, upvc double glazed window to the front, vinyl flooring and power points.

Lounge - 15'9" x 13'10" (4.8m x 4.22m) With upvc double glazed french doors and windows onto the rear garden, radiator, power points and tv point.

First Floor Landing - With upvc double glazed window to the side, access to the loft, built in storage cupboard and door to.

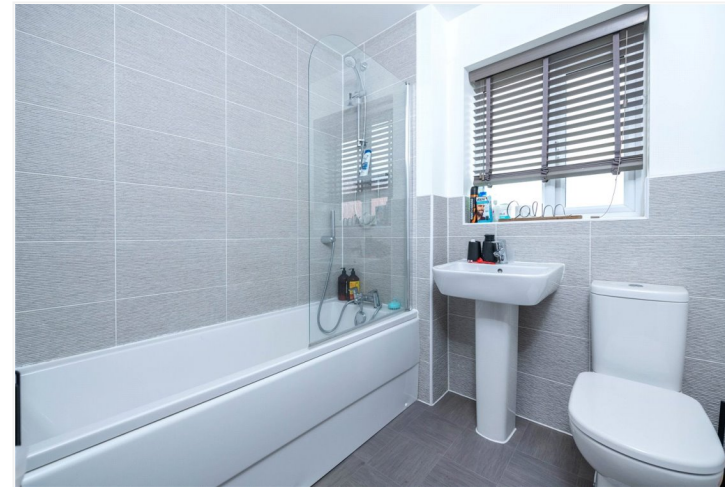
Bedroom One - 11'3" x 10'8" (3.43m x 3.25m) With upvc double glazed window to the front, built in wardrobe, radiator, power points and door to.



En-Suite Shower Room - Modern fitted suite comprising, shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Bedroom Two - 10'6" x 8' (3.2m x 2.44m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, radiator and frosted window.



Outside - To the side there is a private driveway providing off road parking for two cars. The rear garden has a paved patio leading onto a laid to lawn garden with further wood decked patio to the rear and fully enclosed by fencing.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

