

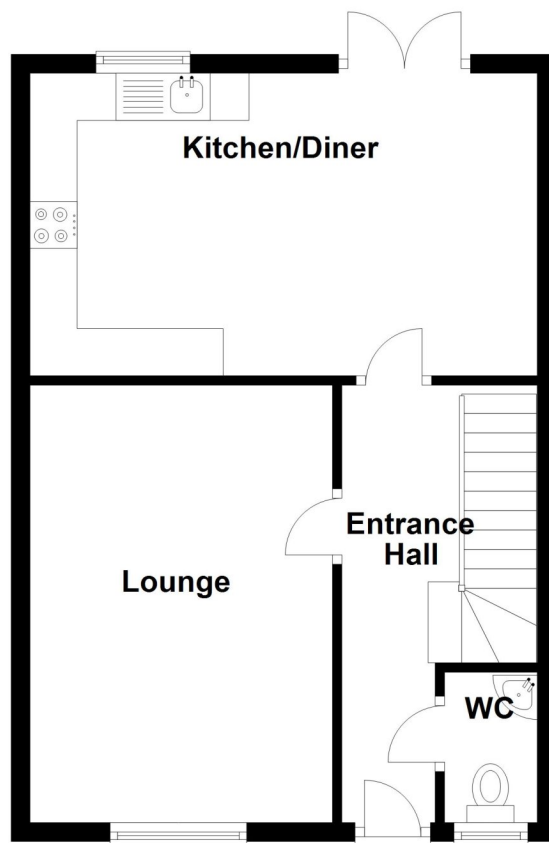
**Aintree Way, Bourne, Lincolnshire**

*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+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

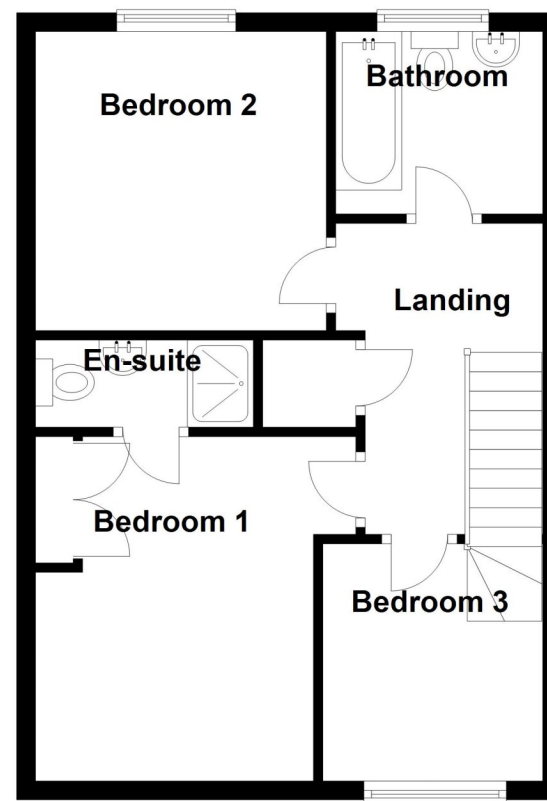
**Ground Floor**

Approx. 42.8 sq. metres (460.8 sq. feet)



**First Floor**

Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 85.6 sq. metres (921.7 sq. feet)



**29 Aintree Way, Bourne, Lincolnshire, PE10 0WG**

£250,000 Freehold

A very well presented three bedroom detached house located on the popular Elsea Park development giving easy access to the A15 road links to Peterborough with its main line train station to London/Kings Cross. The property is offered for sale in excellent condition throughout and benefits from, lounge, kitchen/dining room, downstairs cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom. Outside there is garage and driveway with off road parking and to the rear an enclosed rear garden. Please call 01778 392807 for more information.

Modern Three Bedroom Detached Home | Excellent Transport Links Close By | Off Street Parking | Single Garage | EPC Rating C | Council Tax Band C

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**ACCOMMODATION**

**Entrance Door Leading To:**

**Entrance Hall** - Staircase leading to the first floor, radiator, smoke alarm, gas central heating thermostat, power points, understairs storage cupboard and door leading through to:

**Cloakroom** - With low level WC, wash hand basin, UPVC double glazed frosted window and radiator.

**Lounge** - 14'9" x 10'9" (4.5m x 3.28m) UPVC double glazed window overlooking the front, radiator, TV point and power points.

**Kitchen Dining Room** - 17'11" x 11' (5.46m x 3.35m) Superb modern fitted units comprising one and half bowl sink unit with cupboard below, excellent range of wall and base units, built-in oven and hob with extractor fan above, space and plumbing for washing machine, space for dishwasher, space for fridge freezer, part tiled walls, UPVC double glazed window and French doors on to the rear garden, wall mounted boiler supplying hot water and central heating.

**First Floor Landing** - UPVC double glazed window to the side, built-in airing cupboard, loft access and doors leading to:



**Bedroom One** - 12'3" x 10' (3.73m x 3.05m) UPVC double glazed window overlooking the front, built-in wardrobes, radiator, power points and door leading through to:

**Ensuite** - Fully tiled shower cubicle with wall mounted shower, low level WC, wash hand basin with tiled splash back, shaver point, down lighters and extractor fan.

**Bedroom Two** - 10'4" x 10'2" (3.15m x 3.1m) UPVC double glazed window overlooking the rear, radiator and power points.

**Bedroom Three** - 7'8" x 7'8" (2.34m x 2.34m) UPVC double glazed window overlooking the front, radiator and power points.

**Family Bathroom** - Fitted suite comprising panelled bath with shower attachment, low level WC, wash hand basin, part tiled walls, radiator and UPVC double glazed frosted window.

**Outside** - To the front there is a paved driveway leading to a single garage with up and over door, power and light. To the rear there is a pleasant enclosed laid to lawn garden with side access.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

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