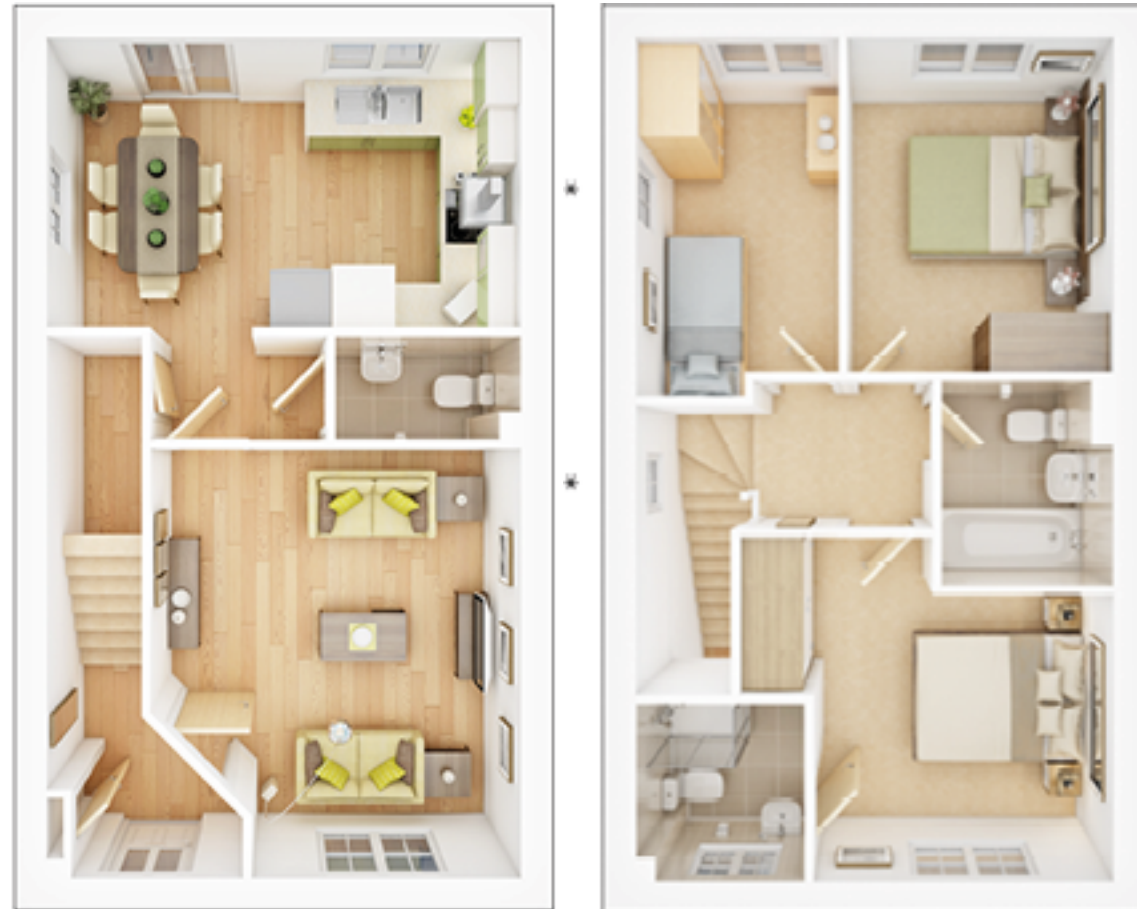


**Watkins Glen Court, Bourne,
Lincolnshire**

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	84	
(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	



26 Watkins Glen Court, Bourne, Lincolnshire, PE10 2AJ

£217,500 Freehold

A superbly presented three bedroom end of terraced home built by Taylor Wimpey home to their Gosford design. The property is in show room condition throughout and benefits from, lounge, kitchen/dining room with built in appliances, downstairs cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a block paved driveway providing off road parking for two cars and to the rear a lovely part walled garden with patio and lawned area. Please call 10778 392807 for more information.

Three Bedroom End Of Terrace | Master with En Suite | Parking For Two Cars | No Ongoing Chain | EPC Rating B | Council Tax Band B

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to:

Lounge - 14' x 12'1" (4.27m x 3.68m) With upvc double glazed window to the front, radiator, power points and door leading to:

Inner Hall - With built in storage cupboard, door to the kitchen and door to:

Downstairs Cloakroom - With low level wc, wash hand basin, radiator and extractor fan.

Kitchen/Dining Room - 15'6" x 9'5" (4.72m x 2.87m) Modern fitted units comprising single drainer sink unit with cupboard below, excellent range of wall and base units, built in double oven and hob with extractor above, integrated washer/dryer, integrated dishwasher, integrated fridge freezer, radiator, power points and french doors onto the rear garden.

First Floor Landing - With door leading to:

Bedroom One - 9'9" x 9'4" (2.97m x 2.84m) With upvc double glazed window to the front, radiator, power points and door leading to:



En-Suite - With fully tiled shower cubicle, low level wc, wash hand basin, heated towel rail and upvc double glazed frosted window and extractor fan.

Bedroom Two - 10'10" x 8'8" (3.3m x 2.64m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 11'8" x 6'7" (3.56m x 2m) With upvc double glazed window to the rear, radiator and power points.

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



Outside - To the front there is a block paved driveway providing off road parking for two cars and pathway leading to the front door. The rear garden is a generous size and part walled with paved patio leading to a lawned garden with side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

