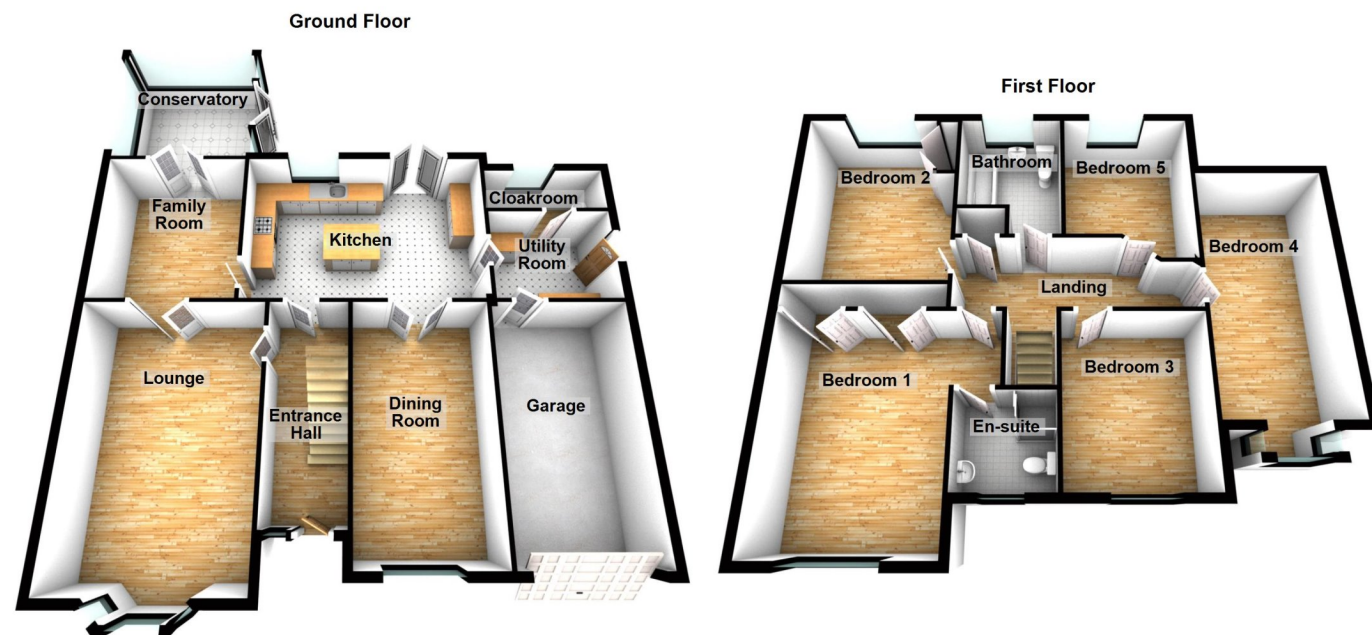


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



7 Buttercup Drive, Bourne, PE10 0PZ

O.I.E.O £425,000 Freehold

Winkworth are delighted to offer for sale this much improved five bedroom detached family home with stunning newly fitted kitchen and converted garage providing a further reception room. The property is offered for sale in excellent condition throughout and benefits from, lounge, dining room and family room, upvc double glazed conservatory, newly fitted kitchen, utility room, master bedroom with en-suite, four further bedrooms and family bathroom. Outside there is a single garage and driveway providing ample off road parking and to the rear a fully enclosed gardens. Please call 01778 392807 for more information.

5 bedroom detached home | converted garage | newly fitted kitchen | en suite to master bedroom | single garage | enclosed rear garden | EPC rating C

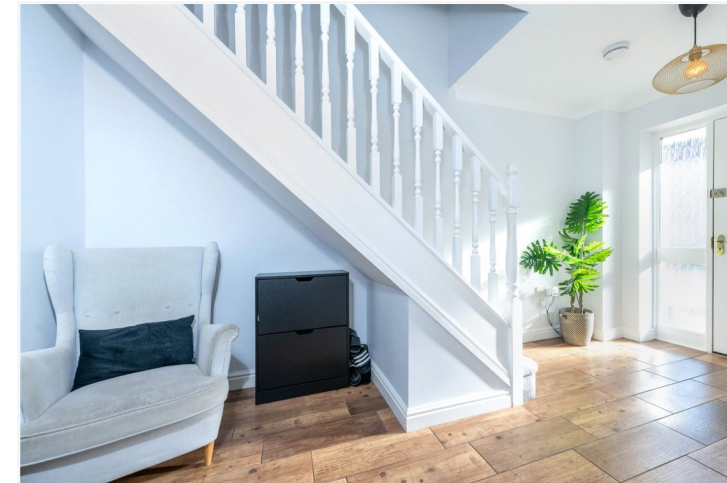
Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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

winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

Door leading to:

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

Sitting Room - 19'4" x 13' (5.9m x 3.96m) With upvc double glazed bay window to the front, fireplace and surround, radiator, power points and double opening doors to

Family Room - 12' x 11'3" (3.66m x 3.43m) With radiator, power points, door to the kitchen and patio doors leading through to

Conservatory - 11'9" x 11'5" (3.58m x 3.48m) Being half brick with upvc double glazed windows and doors onto the rear garden

Kitchen - 18' x 12' (5.49m x 3.66m) A stunning newly fitted kitchen with ceramic sink with cupboard below, excellent range of wall and base units including centre island with breakfast bar, space for range cooker, integrated fridge/freezer, integrated dishwasher, part tiled walls, tiled flooring, upvc double glazed window and French doors to the rear garden.



Dining Room - 17'10" x 9'2" (5.44m x 2.8m) With tiled flooring, power points and upvc double glazed window to the front.

Utility Room - 9'4" x 7'9" (2.84m x 2.36m) Being half tiled, newly fitted units with space and plumbing for washing machine, space for tumble dryer, doors to the garage and door to

Downstairs Cloakroom - Being fully tiled from floor to ceiling with newly fitted suite comprising, low level wc, wash hand basin, radiator and upvc double glazed frosted window.

First Floor Landing - With an airing cupboard with shelving and loft access.

Master Bedroom - 14' x 12'10" (4.27m x 3.9m) With UPVC double glazed windows offering views over the front aspect and two fitted double wardrobes.

En-Suite Bathroom - There is a shower cubicle with glass doors and full protective tiling, ceramic wash hand basin, WC, spot light, extractor fan and frosted UPVC window.

Bedroom Two - 13'6" x 11'11" (4.11m x 3.63m) With a triple width UPVC double glazed window with views over the rear garden and a built-in double wardrobe.

Bedroom Three - 12'9" x 9'5" (3.89m x 2.87m) There is a double width UPVC double glazed window with views over the front of property.

Bedroom Four - 19'4" x 7'9" (5.9m x 2.36m) There is a double width UPVC double glazed window. Loft access can be gained from this room.

Bedroom Five - 10'5" x 9'7" (3.18m x 2.92m) There is a triple width UPVC double glazed window with views over the rear garden.

Family Bathroom - 9'3" x 7'7" (2.82m x 2.3m) Family bathroom with a frosted UPVC window, comprises a panelled bath, wash hand basin and WC. Heated towel rail and half tiled walls.

Outside - To the front there is a block paved driveway providing ample off road parking leading to a SINGLE GARAGE with power and light. The rear garden has a paved patio leading onto a lawned garden being fully enclosed with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold