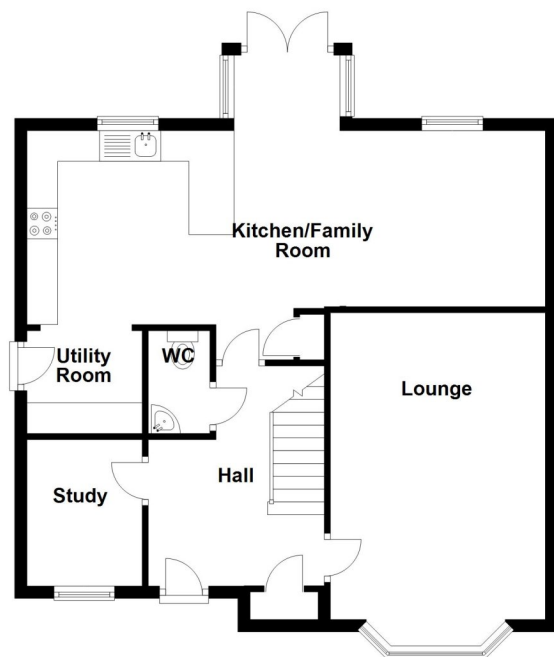
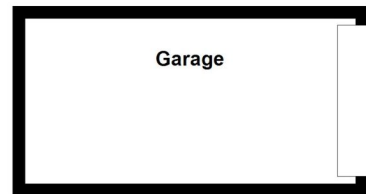
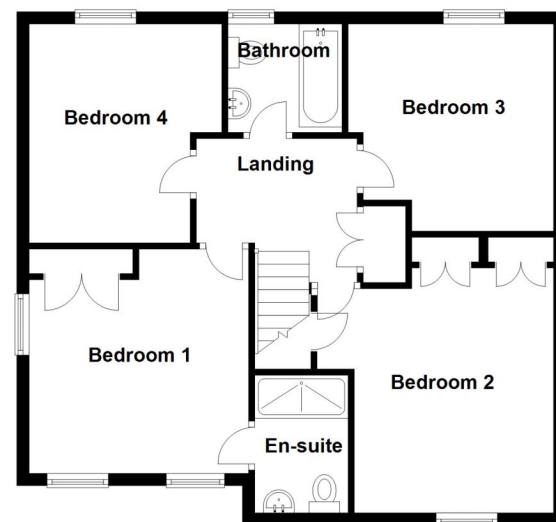


EPC TO FOLLOW

Ground Floor



First Floor



## 27 Great Leighs, Bourne, Lincolnshire, PE10 0WF

£375,000 Freehold

We are delighted to offer for sale this superbly presented four bedroom detached family home built by David Wilson home with a stunning newly fitted kitchen/family room. The property offers excellent accommodation benefiting from, lounge with bay window, study, open plan kitchen/family room with utility room off and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite shower room, there are three further bedrooms and a family bathroom. Outside there is a generous east facing walled garden plus a single garage and driveway. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
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**Winkworth**

See things differently.



**Utility Room** - 6'1" x 5'7" (1.85m x 1.7m) With space and plumbing for washing machine, range of fitted units and worktop, gas boiler supplying hot water and central heating, laminate flooring and door to the side.

**First Floor Landing** - built in double airing cupboard, radiator and loft access and door leading through to:

**Bedroom One** - 12'8" x 12'3" (3.86m x 3.73m) Two UPVC double glazed windows overlooking the front, fitted wardrobes, radiator, power points and door leading through to:

**En-Suite Shower Room** - fitted suite comprising fully tiled shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail and extractor fan

**Bedroom Two** - 11'9" x 10'7" (3.58m x 3.23m) Fitted wardrobes, UPVC double glazed window to the front, further built in wardrobe cupboard, radiator and power points

**Bedroom Three** - 11' x 10'1" (3.35m x 3.07m) UPVC double glazed window to the rear, radiator and power points

**Bedroom Four** - 10'4" x 9'8" (3.15m x 2.95m) UPVC double glazed window to the rear, radiator, power points

**Bathroom** - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, part tiled walls, low level WC, wash hand basin, heated towel rail and UPVC double glazed frosted window

**Outside** - The rear garden is a lovely East facing plot with patio area leading onto a well-maintained garden being part walled and mainly lawned. There is a timber summer house with power and gate giving access to a SINGLE GARAGE with up and over door, power and light with driveway in front.

## ACCOMMODATION

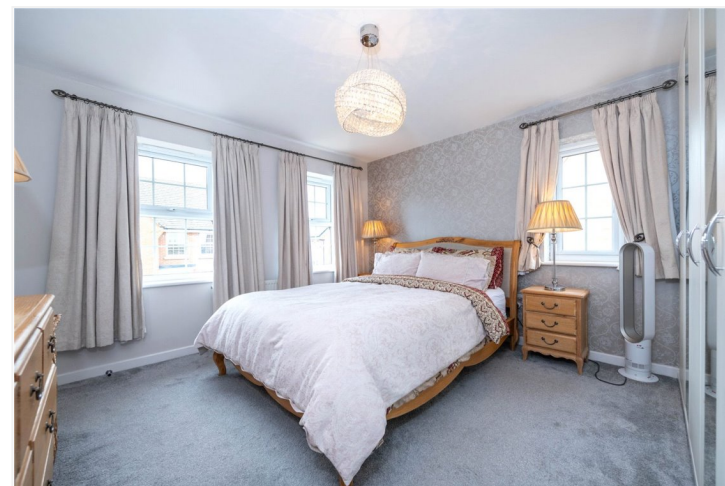
**Entrance Hall** - With stairs leading to the first floor, laminate flooring, radiator, power points, built in cloaks cupboard and door to.

**Downstairs Cloakroom** - Low level WC, wash hand basin, radiator and extractor fan

**Lounge** - 16'6" x 12'3" (5.03m x 3.73m) UPVC double glazed bay window to the front, laminate flooring, radiator and power points.

**Study** - 7'4" x 6'2" (2.24m x 1.88m) UPVC double glazed window overlooking the front, radiator and power points

**Kitchen/Family Room** - 27'7" x 10'8" (8.4m x 3.25m) With stunning new fitted units comprising one and a half sink unit with cupboards below, excellent range of wall and base units complemented by laminate worktops and upstands, built in double oven and gas hob with extractor fan above, integrated dishwasher, integrated fridge freezer, radiator, UPVC double glazed window to the rear, understairs storage cupboard, laminate flooring, box bay with french doors to the rear garden.



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

E