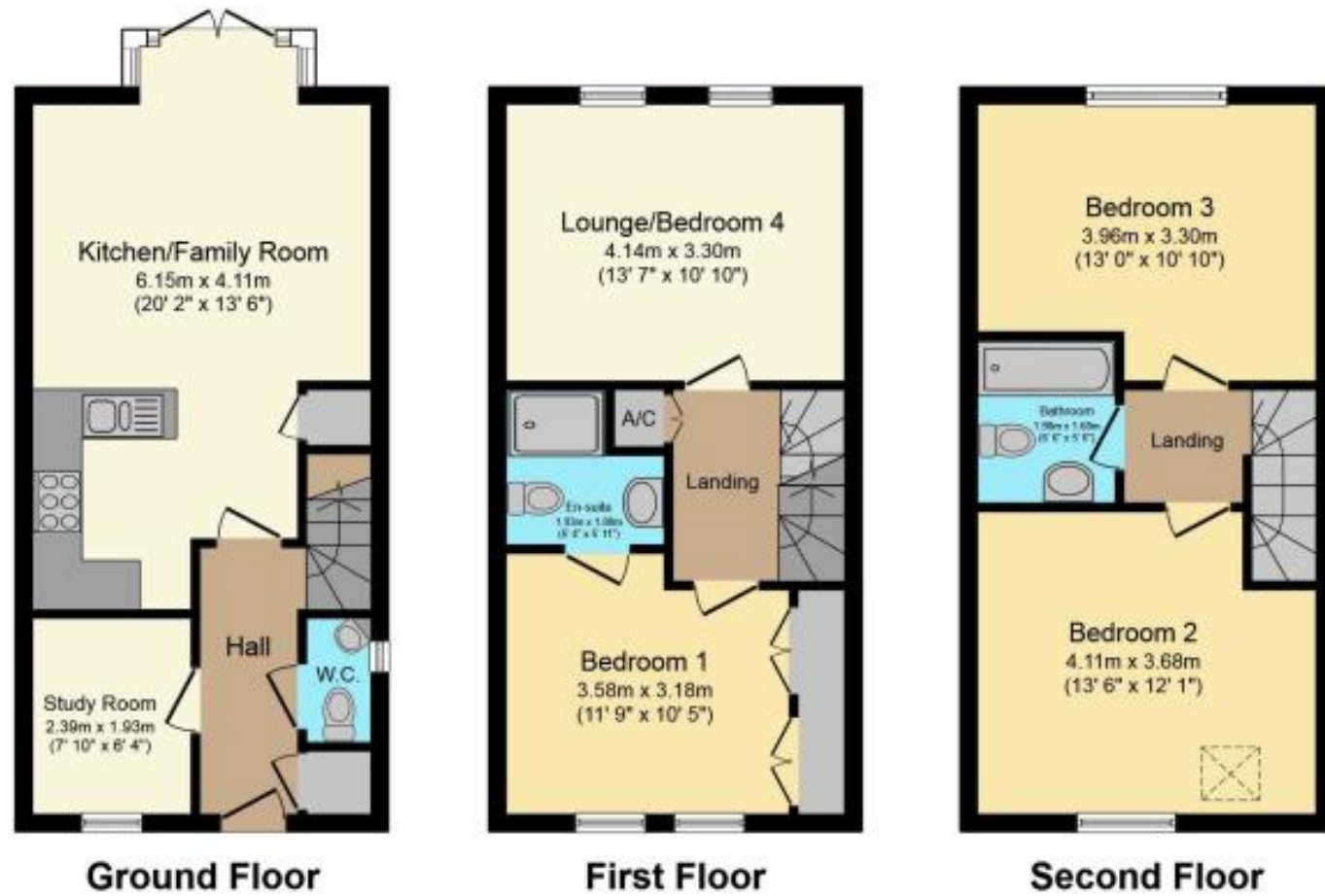


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 42 Warwick Close, Bourne, Lincolnshire, PE10 0WW

£265,000 Freehold

Winkworth are delighted to offer for sale this spacious three/four bedroom town house built by David Wilson homes offered for sale in excellent condition throughout. The property is set over three floors offering versatile accommodation benefiting from, kitchen/family room, study/bedroom four and downstairs cloakroom on the ground floor, lounge and bedroom with en-suite on the first floor and two further bedrooms and bathroom on the second floor. Outside there is a garage and driveway to the side and to the rear a private south facing garden. This is a deceptively large town house and we would strongly recommend an internal viewing.

Total floor area 107.9 sq. m. (1,161 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX.

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See things differently.





**First Floor Landing** - Airing cupboard, radiator and stairs to second floor landing.

**Lounge** - 10'10" x 13'7" max (3.3m x 4.14m max) Two UPVC double glazed windows to rear aspect, three radiators, television and telephone point.

**Bedroom One** - 10'5" x 11'9" (3.18m x 3.58m) Two UPVC double glazed windows to front aspect, double in wardrobes, television point, radiator and door to.



**En-Suite** - Fitted three piece suite comprising low level WC, pedestal wash hand basin with splash back tiles, recessed tiled shower enclosure, heated towel rail, extractor fan, shaver point.

**Second Floor Landing**

**Bedroom Two** - 12'1" x 13'6" max (3.68m x 4.11m max) UPVC double glazed window and Velux window to front aspect, radiator.

**Bedroom Three** - 10'10" x 13'6" max (3.3m x 4.11m max) UPVC double glazed window to rear aspect, radiator.

**Bathroom** - Fitted three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and glass screen, heated towel rail, extractor fan and part wall tiled.

**Outside** - To the side there is a driveway providing ample off road parking leading to a SINGLE GARAGE with up and over door, power and light.

The rear garden is a lovely landscaped garden with paved patio leading onto artificial grass area being fully enclosed by fencing and raised sleeper boarders.

#### LOCAL AUTHORITY

South Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

C

#### ACCOMMODATION

**Entrance Hall** - UPVC door to front aspect with fan light, storage cupboard with plumbing for washing machine, stairs to first floor landing.

**Downstairs Cloakroom** - Fitted two piece suite comprising low level WC, corner wash hand basin with splash back tiles, extractor fan, radiator and UPVC double glazed window to front aspect.

**Study/Bedroom Four** - 7'10" x 6'4" max (2.4m x 1.93m max) UPVC double glazed window to front aspect, radiator, telephone point.

**Kitchen/Dining Room** - 20'2" x 13'6" max (6.15m x 4.11m max) Fitted with a matching range of wall and base units with workspace over, inset stainless steel one and half sink and drainer with mixer tap over, electric double oven, six ring gas hob with extractor hood over, plumbing for dishwasher, integrated fridge freezer, storage cupboard, television point, tiled flooring to kitchen, UPVC bay with double glazed double doors to rear aspect and double glazed windows to side aspect.

