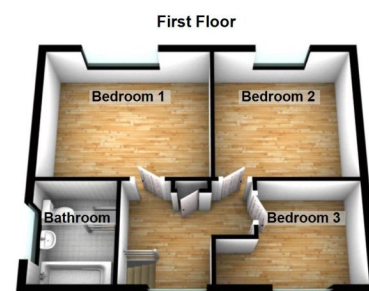
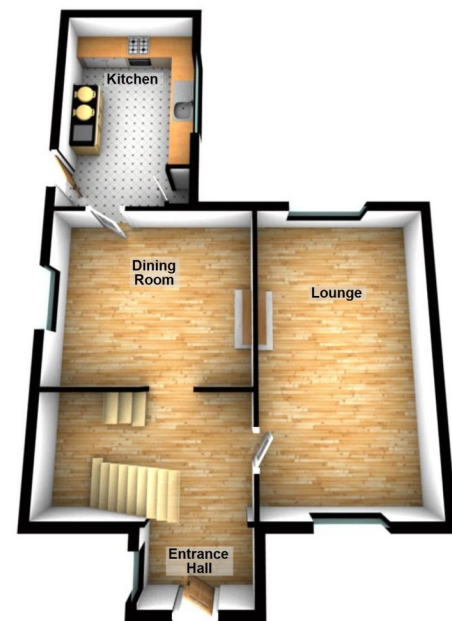
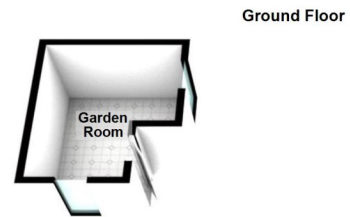


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 Chapel Street, Haconby, Bourne, PE10 0UL

£325,000 Freehold

Winkworth are delighted to offer for sale this stunning three bedroom semi-detached home located in the popular village of Haconby. The property has been much improved by the current vendors and benefits from, lounge with double sided multi fuel burning stove, separate dining room, modern fitted kitchen with Rayburn, three bedrooms and family bathroom. The property also benefits from solar panel which help towards energy costs and upvc double glazed windows. Outside there is a large gated driveway providing ample parking and to the rear a generous sized established and enclosed garden. There is also a quality timber Log Cabin with woodburning stove and power. Please call 01778 392807 for more information.

Three Bedroom Semi-Detached | UPVC Double Glazing | Popular Village Location | Off Road Parking | Double-Sided Multi Fuel Burning Stove | EPC To Be Confirmed

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

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See things differently.



First Floor Landing - With built in airing cupboard, UPVC double glazed window to the front. Access to a fully boarded loft with power. Loft Houses the thermal store

Bedroom One - 14' x 10'7" (4.27m x 3.23m) With UPVC double glazed window overlooking the rear garden, attractive feature fireplace, coved ceiling, remote controlled electric radiator, power points and TV point

Bedroom Two - 11'5" x 10'7" (3.48m x 3.23m) With UPVC double glazed window overlooking the rear, remote controlled electric radiator, power points and TV point

Bedroom Three - 10'5" (3.18) (maximum) x 7'2" (2.18) With UPVC double glazed window overlooking the front, TV point, remote controlled electric radiator and power points

Family Bathroom - Panelled bath with wall mounted shower, low level WC, wash hand basin, electric heated towel rail, part tiled walls, downlighters and UPVC double glazed frosted window

Outside - There is a large gated gravel driveway providing ample off road parking. To the rear there is a generous sized garden with paved patio, leading onto mainly lawned garden with trees, attractive flower and shrub borders. Garden shed, substantial log store and fencing to all sides

Log Cabin - 11'7" x 11'5" (3.53m x 3.48m) Insulated log cabin with wooden flooring, power points and log burning stove. Attached to cabin is storage annex 9'10" x 5'3" and external covered garden storage area

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

A

ACCOMMODATION

Oak door leading through to:

Entrance Hall - A spacious entrance hall with under stairs cupboard and quarry tiled flooring leading to turning staircase, half landing with wooden floor and seating area. Doors Leading to:

Lounge - 18'10" x 11' (5.74m x 3.35m) With attractive double sided multi fuel burning stove, UPVC double glazed windows to the front and rear, Oak flooring, remote controlled electric radiator, power points and TV point

Dining Room - 13'4" x 11'6" (4.06m x 3.5m) With double sided multi fuel burning stove, UPVC double glazed window to the side, remote controlled electric radiator, Oak flooring and door leading through to

Kitchen - 14'2" x 9'1" (4.32m x 2.77m) With superb modern fitted units comprising butler sink with cupboard below, excellent range of wall and base units incorporating solid oak worktops, Rayburn cooker (also supplying hot water), built in oven and hob with extractor fan above, integrated fridge/freezer, integrated dishwasher, integrated washer dryer, built in larder cupboard, tiled flooring, UPVC double glazed window to the side and door leading to the garden.

