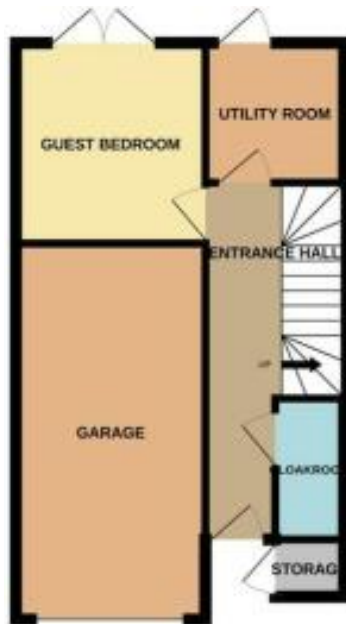


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	89
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 8 Coriander Drive, Bourne, Lincolnshire, PE10 9NZ

£230,000 Freehold

Offered for sale with no ongoing chain this spacious 3/4 bedroom town house built by David Wilson home is located within walking distance of the town centre and is a must view. The property is split over three floors and benefits from, bright and spacious lounge/dining room with walk on balcony, modern fitted kitchen/breakfast room, master bedroom with en-suite and two further bedrooms and bathroom. On the ground floor there is a study/bedroom four and utility room. Outside there is a garage and driveway providing ample off road parking and to the rear a fully enclosed easy to maintain garden. Please call 01778 302807 for more information.

Winkworth Bourne | 01778392807 |  
 bourne@winkworth.co.uk  
[winkworth.co.uk/bourne](http://winkworth.co.uk/bourne)

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See things differently.



**Kitchen/Breakfast Room** - 16'2" x 9'6" (4.93m x 2.9m) Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl sink unit with mixer tap, integrated fridge, freezer and dishwasher, fitted electric fan assisted oven and grill, built-in four ring gas hob with built-in extractor hood over, two upvc double glazed windows to rear aspect, radiator, coved ceiling with recessed spotlights.

**Second Floor Landing** - With door leading to



**Bedroom One** - 9'5" x 10'6" (2.87m x 3.2m) With upvc double glazed window to the rear, fitted wardrobes, radiator, power points and door leading to.

**En-Suite Shower Room** - Fitted with three piece suite comprising shower cubicle, pedestal wash hand basin, close coupled, WC and half height tiling to all walls, extractor fan, upvc frosted double glazed window to rear, radiator.

**Bedroom Two** - 11'5" x 9' (3.48m x 2.74m) With upvc double glazed window to front aspect, radiator and coved ceiling.

**Bedroom Three** - 11'5" x 6'10" (3.48m x 2.08m) upvc double glazed window to front aspect and radiator.



**Bathroom** - Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, half height tiling to all walls, extractor fan.

**Outside** - To the front there is a driveway providing off road parking leading to a SINGLE GARAGE. The rear garden is mainly paved and gravelled and fully enclosed by fencing.

#### LOCAL AUTHORITY

South Kesteven

#### TENURE

Freehold

#### ACCOMMODATION

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

**Downstairs Cloakroom** - Fitted with two piece suite comprising, pedestal wash hand basin, close coupled wc and extractor fan and radiator.

**Study/Bedroom Four** - 9'6" x 9'2" (2.9m x 2.8m) With Radiator, upvc double glazed French doors to garden.

**Utility Room** - Stainless steel sink unit with mixer tap, plumbing for washing machine, part glazed door to garden.

**First Floor Landing** - With radiator, stairs to 2nd floor, door to

**Lounge/Dining Room** - 19'8" x 16'3" (6m x 4.95m) L Shaped room with upvc double glazed window to front aspect, feature living flame effect gas fire, two radiators, coved ceiling, PVCu double glazed French doors to front aspect leading to BALCONY with timber flooring providing seating area.

