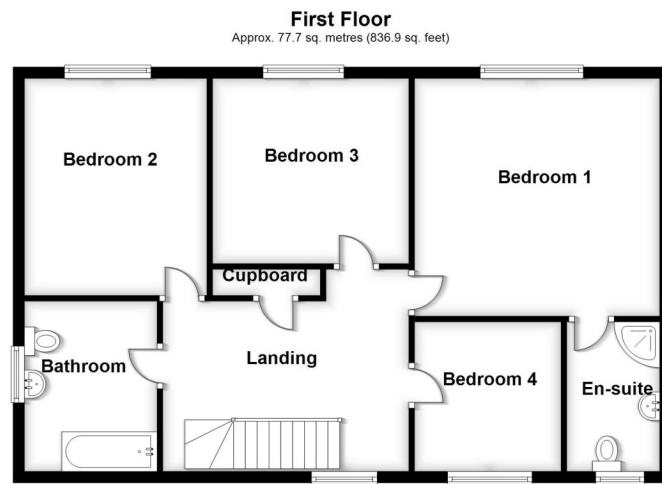


Stephenson Way, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 183.7 sq. metres (1977.7 sq. feet)



114 Stephenson Way, Bourne, Lincolnshire, PE10 9DD

O.I.E.O £400,000 Freehold

An impressive four bedroom detached family home located on the popular Stephenson Way offering easy access to the town centre and schools. The property offers excellent accommodation benefiting from, lounge with bay window, separate dining room, modern fitted kitchen with utility room and downstairs cloakroom. On the first floor the master bedroom boasts an en-suite shower room, there are three further bedrooms and a family bathroom. Outside there is a double garage with plenty of parking on the drive and to the rear a lovely established west facing garden making this home a must view. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, coved ceiling, power points and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, heated towel rail, part panelled walls and frosted window.

Lounge - 22'3" x 11'9" (6.78m x 3.58m) With attractive feature fireplace with electric fire, upvc double glazed bay window to the front and french doors to the rear, radiator, power points, coved ceiling and french doors to:



Dining Room - 14'8" x 11'6" (4.47m x 3.5m) With upvc double glazed window to the rear, radiator, power points, coved ceiling and door leading to:

Kitchen - 12'8" x 11'2" (3.86m x 3.4m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and gas hob with extractor above, centre island with breakfast bar, space for fridge freezer, integrated dishwasher, part tiled walls, tiled flooring, upvc double glazed window to the rear and door leading to:



Utility Room - 9'2" x 8'1" (2.8m x 2.46m) With range of wall and base units, fitted worktop with sink, space and plumbing for washing machine and tumble dryer, tiled flooring, door to the garage and door to the side.



First Floor Landing - With upvc double glazed window to the front, fitted airing cupboard, coved ceiling, radiator and door leading to:

Master Bedroom - 14'4" x 14'2" (4.37m x 4.32m) With upvc double glazed window to the rear, radiator, coved ceiling, power points and door leading to:

En-Suite Shower Room - With modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin, tiled flooring, part tiled walls, heated towel rail and frosted window.

Bedroom Two - 12'7" x 10'9" (3.84m x 3.28m) With upvc double glazed window to the rear, radiator, coved ceiling and power points.



Bedroom Three - 11'7" x 10'9" (3.53m x 3.28m) With upvc double glazed window to the rear, radiator, coved ceiling and power points.

Bedroom Four - 8'4" x 7'6" (2.54m x 2.29m) Upvc double glazed window to the front, coved ceiling, radiator and power points.

Family Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, tiled flooring, radiator and frosted window.

Outside - To the front there is a block paved driveway providing ample off road parking leading to a DOUBLE GARAGE (18 x 16) with two up and over doors, power and light. The rear garden is a lovely West facing garden with paved patio leading to a well maintained lawned garden with established flower shrub and tree borders.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E

