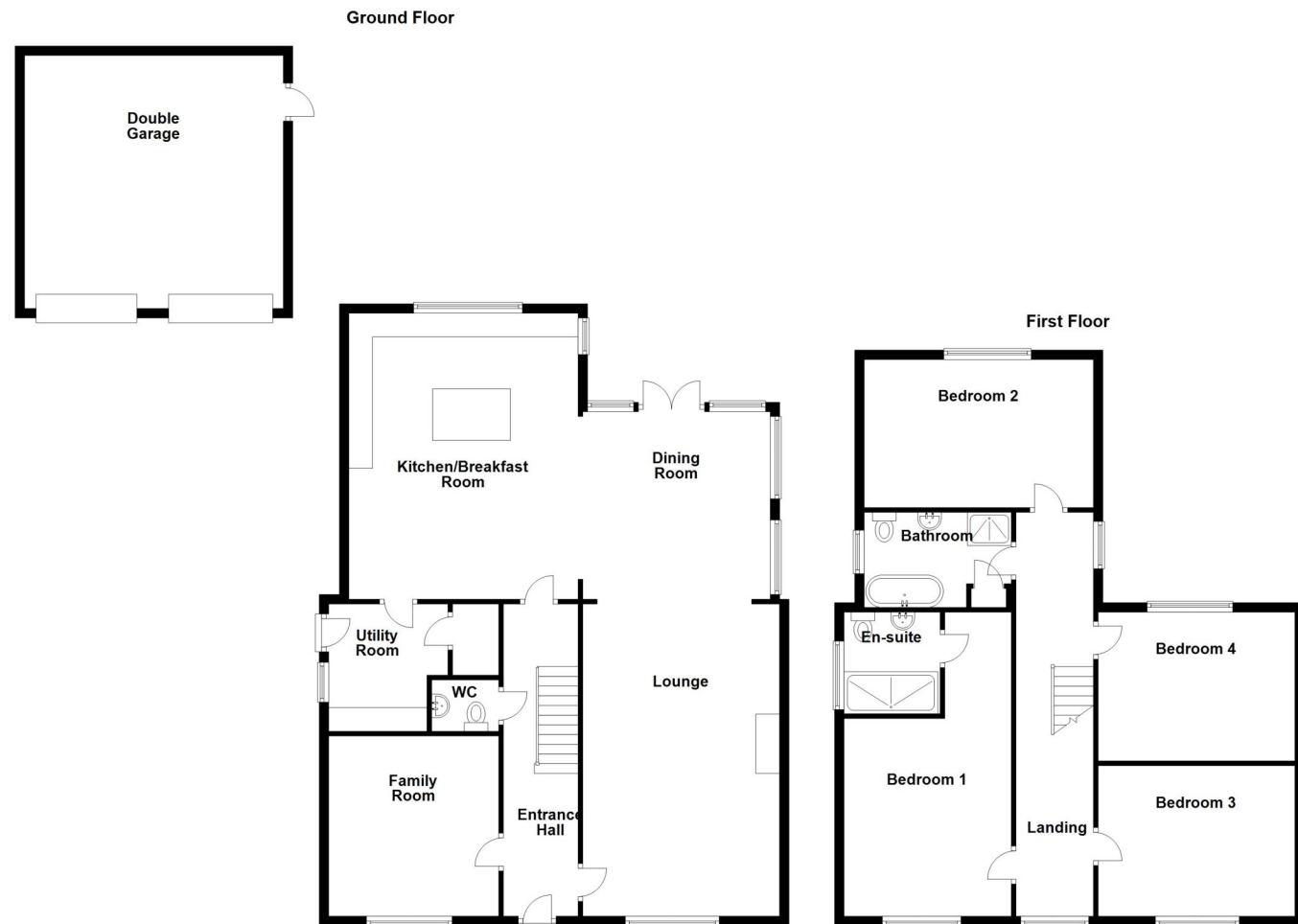


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	88	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	



## 4 Main Street, Haconby, Bourne, Lincolnshire, PE10 0UB

£575,000 Freehold

Winkworth are delighted to offer for sale this modern four bedroom detached family home finished to an extremely high standard including oak doors, oak and glass staircase, air source heat pump with under floor heating and quartz worktops in the kitchen. The property offers excellent accommodation benefiting from, family room, lounge opening to a dining room, fantastic kitchen/breakfast room with utility room off. On the first floor the spacious master bedroom benefits from a luxury fitted en-suite, there are three further double bedrooms and family bathroom. Outside, you'll find a walled, block-paved driveway leading to a detached double garage with electric doors. The rear garden is fully enclosed, primarily lawned, and features outdoor lighting and power.

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[winkworth.co.uk/bourne](http://winkworth.co.uk/bourne)

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See things differently.





**Kitchen/Breakfast Room** - 19'7" x 15'8" (5.97m x 4.78m) With fantastic bespoke fitted units comprising, sink with instant hot water and filter water, excellent range of wall and base units complemented by Quartz worktops and upstands, centre island with breakfast bar and cupboards below, built in Neff oven, further Neff microwave/oven with warming draw below, induction hob with extractor above, integrated fridge, integrated freezer, integrated dishwasher, wine cooler, ceramic tiled flooring with under floor heating, downlighters, upvc double glazed window to the rear and door to.

**Utility Room** - 10'1" x 9'6" (3.07m x 2.9m) With fitted worksurface with single drainer sink, fitted wall units, space and plumbing for washing machine and tumble dryer, built in airing cupboard, tiled flooring with under floor heating and door to the side.

**First Floor Landing** - With upvc double glazed window to the front, downlighters, radiators, power points and door to.

**Master Bedroom** - 21'5" x 13'1" (6.53m x 4m) With upvc double glazed window to the front, radiator, power points, wall mounted TV point and door to.

**En-Suite Shower Room** - Luxury fitted suite comprising, fully tiled walk in shower cubicle, low level wc, wash hand basin, heated towel rail, tiled flooring, part tiled walls and frosted window.

**Bedroom Two** - 15'7" x 11'4" (4.75m x 3.45m) With upvc double glazed window to the rear, radiator, power points and wall mounted TV point.

**Bedroom Three** - 13'2" x 10'6" (4.01m x 3.2m) With upvc double glazed window to the front, radiator, power points and wall mounted TV point.

**Bedroom Four** - 13'2" x 10'5" (4.01m x 3.18m) With upvc double glazed window to the rear, radiator, power points and wall mounted TV point.

**Family Bathroom** - With modern fitted suite comprising, freestanding bath, separate shower cubicle, low level wc, wash hand basin, tiled flooring with under floor heating, heated towel rail and upvc double glazed window.

**Outside** - To the front there is a walled garden with block paved driveway providing ample off road parking leading to a DETACHED DOUBLE GARAGE with storage above, electric up and over door, power and light plus personal door to the rear garden. The rear garden is south west facing with paved patio leading onto a fully enclosed lawn garden with outside power, side access and air source heat pump.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

F

**ACCOMMODATION**

**Entrance Hall** - With oak and glass staircase leading to the first floor, ceramic tiled flooring with under floor heating, downlighters, power points and door leading to.

**Downstairs Cloakroom** - With low level wc, wash hand basin, ceramic tiled flooring with under floor heating and extractor fan.

**Family Room** - 13'9" x 11'4" (4.2m x 3.45m) With upvc double glazed window to the front, under floor heating, downlighters and power points.

**Lounge** - 21'7" x 13'9" (6.58m x 4.2m) With feature fireplace with attractive real flame fire, upvc double glazed window to the front, under floor heating, downlighters, power points and open to.

**Dining Room** - 15'6" x 11'1" (4.72m x 3.38m) With ceramic tiled flooring with under floor heating, downlighters, power points, upvc double glazed windows and french doors onto the rear garden and open to.

