

Ludlow Close, Bourne, Lincolnshire

Approximate gross internal area:

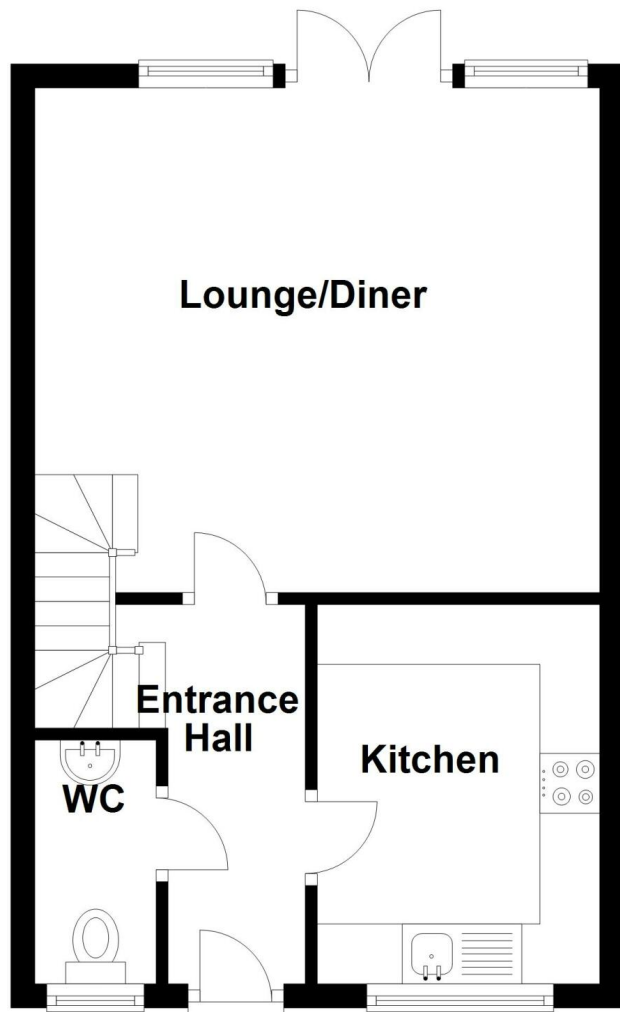
Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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		96
(81-91) B	82	
(69-80) C		
(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	

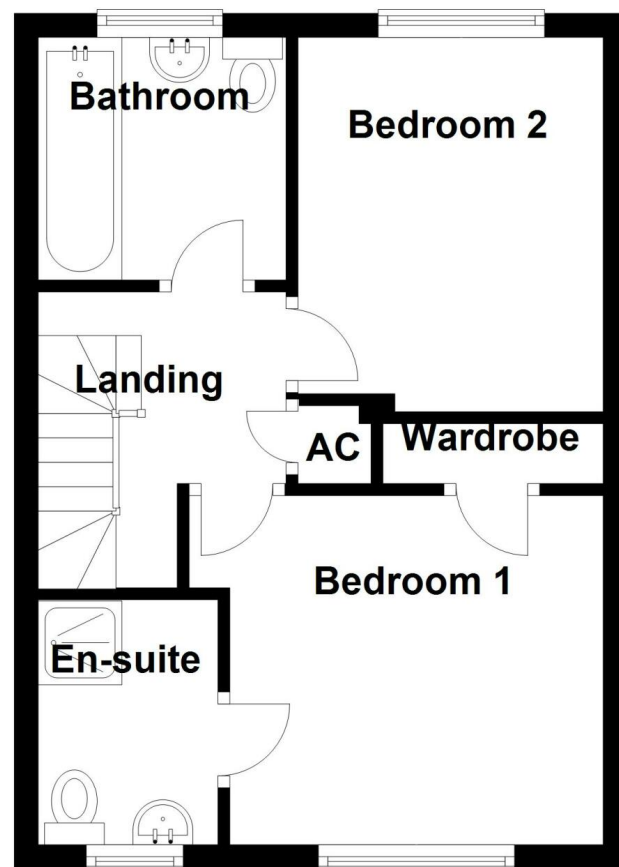
Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)



16 Ludlow Close, Bourne, Lincolnshire, PE10 0ZG

£195,000 Freehold

A modern two bedroom end of terraced home with the advantage of a driveway providing parking for two cars. The property is offered for sale in with no ongoing chain and benefits from, entrance hall, downstairs cloakroom, modern fitted kitchen, lounge/dining room, master bedroom with en-suite shower room, further generous bedroom and family bathroom. The property is located on the popular Elsea Park development giving easy access to the A15 road link to Peterborough and its main line train station to London/Kings Cross. Please call for more information. EPC Band B

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See things differently.



Bedroom One - 11'3" x 10'8" (3.43m x 3.25m) With upvc double glazed window to the front, built in wardrobe, radiator, power points and door to.

En-Suite Shower Room - Fitted suite comprising, shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Bedroom Two - 10'6" x 8' (3.2m x 2.44m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, radiator and frosted window.

Outside - To the front there is a driveway providing parking for two cars. The rear garden is mainly lawned and fully enclosed by fencing.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

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

Downstairs Cloakroom - With low level wc, wash hand basin, radiator and frosted window.

Kitchen - 9'4" x 7'9" (2.84m x 2.36m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated washing machine, integrated fridge freezer, upvc double glazed window to the front and power points.

Lounge/Diner - 15'9" x 13'10" (4.8m x 4.22m) With upvc double glazed french doors and windows onto the rear garden, radiator, power points and tv point.

First Floor Landing - With upvc double glazed window to the side, access to the loft, built in storage cupboard and door to.

