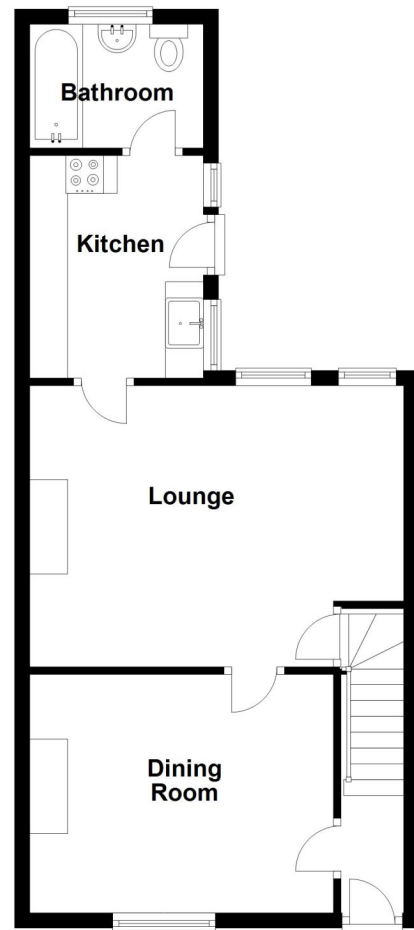
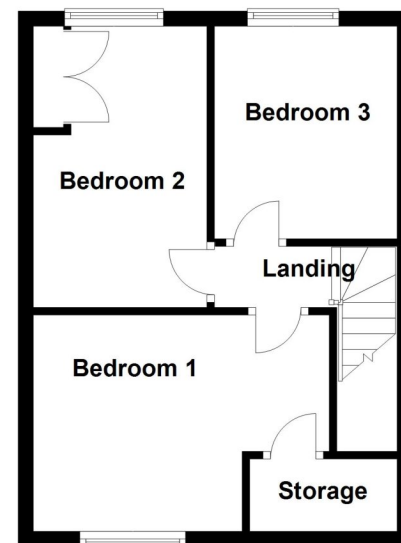


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



## 7 Alexandra Terrace, Bourne, Lincolnshire, PE10 9HJ

£187,500 Freehold

A very well presented three bedroom end of terraced home located within walking distance of the town centre and with no ongoing chain. The property offers excellent accommodation benefiting from lounge with feature fireplace, separate dining room, modern fitted kitchen, modern bathroom and three good size bedrooms. The property also benefits from upvc double glazed sash windows and gas central heating to radiators. Outside there is a large lawned garden with side access making this home a must view. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
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**First Floor Landing** - With door to:

**Bedroom One** - 13'2" x 9'11" (4.01m x 3.02m) UPVC double sash glazed window to front, ceiling spotlights, laminate flooring, radiator, door to walk-in storage cupboard.

**Bedroom Two** - 8'9" x 7'11" (2.67m x 2.41m) With upvc double sash glazed window to rear, laminate flooring, radiator.

**Bedroom Three** - 12' x 7'11" (3.66m x 2.41m) upvc double glazed sash window to rear, built-in airing cupboard housing Worcester bosh boiler (fitted 3 years ago) supplying hot water and central heating, laminate flooring and radiator.

**Outside** - To the rear there is a large established garden being mainly lawned and fully enclosed with side access.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

A

**ACCOMMODATION**

**Entrance Hall** - With single radiator, stairs leading to landing, door to:

**Dining Room** - 13'2" x 10' (4.01m x 3.05m) With upvc double glazed sash window to the front, single radiator, feature open fireplace, picture rail, wooden flooring and door to:

**Lounge** - 16'4" x 12' (4.98m x 3.66m) Two upvc double glazed sash windows to rear, attractive feature fireplace, TV point, under-stairs cupboard, radiator, door to:

**Kitchen** - 9'4" x 7'4" (2.84m x 2.24m) Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, built-in gas oven, four ring hob, built-in dishwasher, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, tiled splashbacks, single radiator, two uPVC double glazed windows to side, door to side of property, door to:

**Family Bathroom** - Fitted with a three piece suite comprising a bath with shower attachment, mixer tap and glass screen, wash hand basin with cupboards under and mixer tap, low-level WC, tiled surround, heated towel rail, extractor fan, single radiator, tiled flooring, access to loft, uPVC frosted double glazed window to rear and side.

