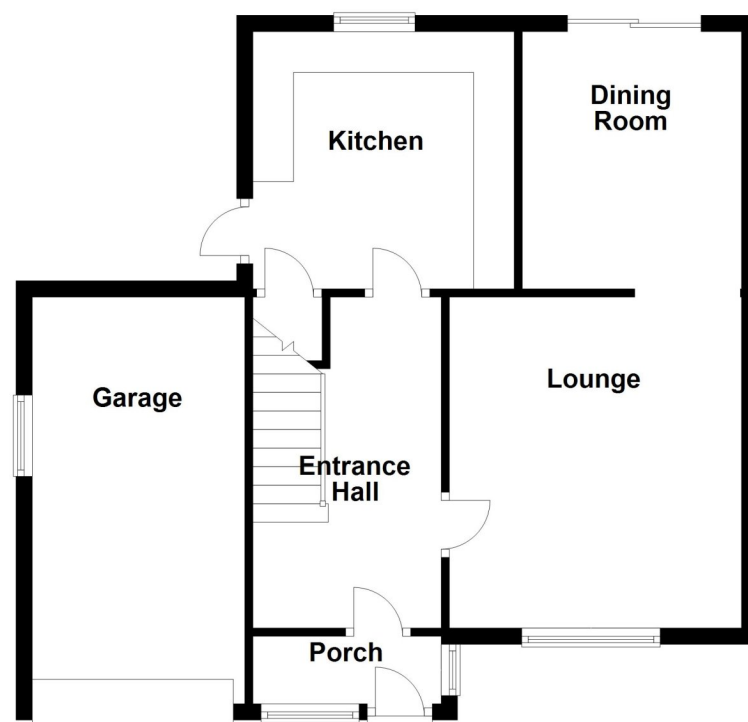


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

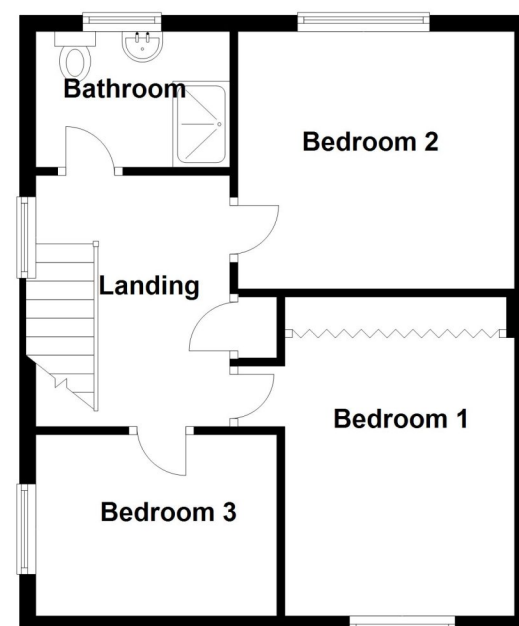
Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 102.0 sq. metres (1098.4 sq. feet)



8 Broadway Close, Bourne, Lincolnshire, PE10 9BN

£269,950 Freehold

Offered for sale with NO CHAIN this three bedroom detached family home is located within walking distance of the town centre and is a must view. The property benefits from, lounge opening to a dining room, fitted kitchen, three generous bedrooms and a modern fitted shower room. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a generous front garden with driveway providing ample off road parking and to the rear a fully enclosed lawned garden. Please call 01778 392807 for more information.

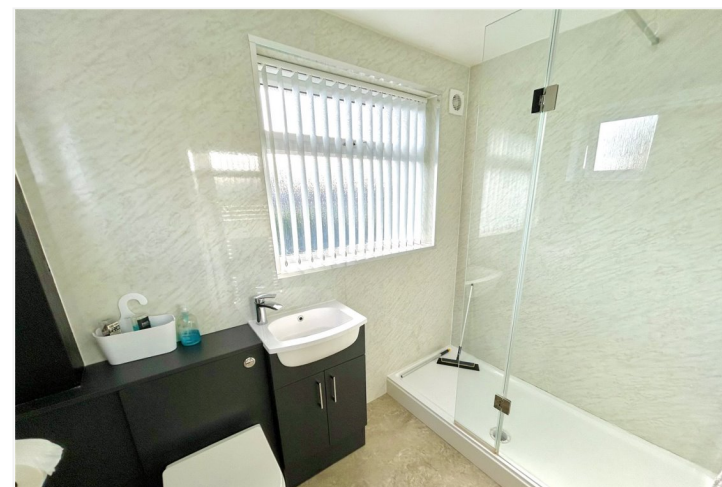
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 bourne@winkworth.co.uk
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Winkworth

See things differently.



side, built in airing cupboard and door leading to:

Bedroom One - 12'1" x 10'10" (3.68m x 3.3m) With upvc double glazed window to the front, laminate flooring, fitted wardrobes, radiator and power points.

Bedroom Two - 11'8" x 8'9" (3.56m x 2.67m) With upvc double glazed window to the rear, laminate flooring, radiator and power points.

Bedroom Three - 9'7" x 8'8" (2.92m x 2.64m) With upvc double glazed window to the front, laminate flooring, radiator and power points.

Family Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, heated towel rail and frosted window.

Outside - To the front there is a generous front garden with driveway providing ample off road parking leading to a single garage (17'2" x 8'8") The rear garden has a paved patio leading to a mainly lawned garden which is fully enclosed with side access.

ACCOMMODATION

Porch - With door leading to:

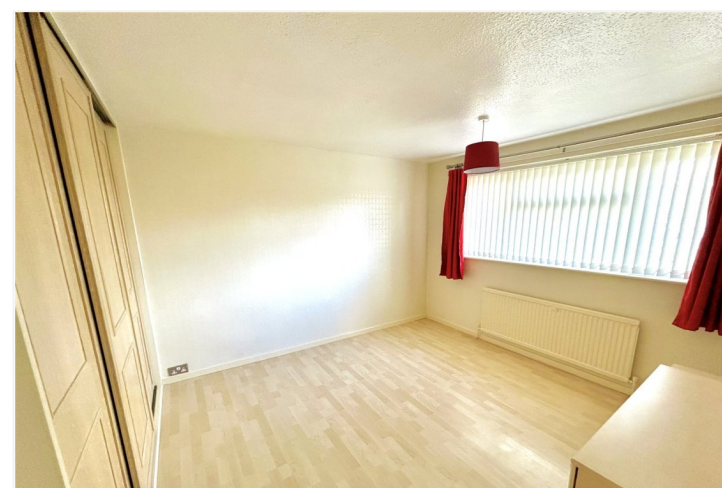
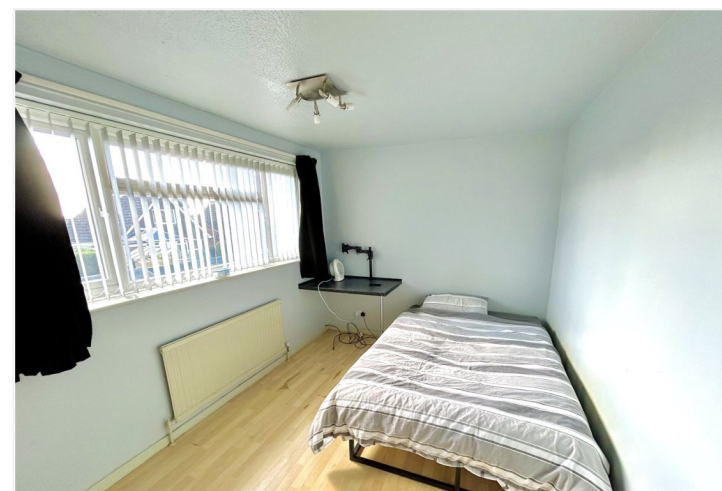
Entrance Hall - With laminate flooring, stairs leading to the first floor, radiator, power points and door leading to:

Lounge - 13'4" x 11'9" (4.06m x 3.58m) With attractive feature fireplace, upvc double glazed window to the front, radiator, power points and open to:

Dining Room - 8'11" x 8'7" (2.72m x 2.62m) With sliding doors onto the rear garden, radiator and power points.

Kitchen - 10'7" x 10'2" (3.23m x 3.1m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in oven and hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, under stairs storage cupboard, upvc double glazed window to the rear and door to the side.

First Floor Landing - With upvc double glazed window to the



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C