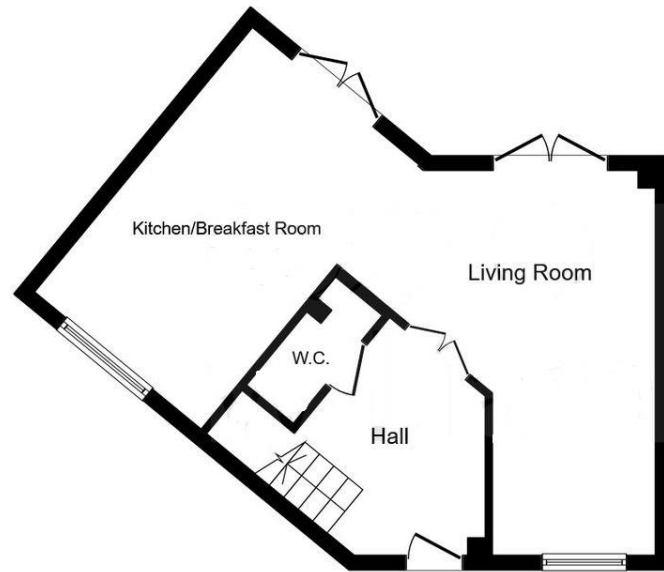


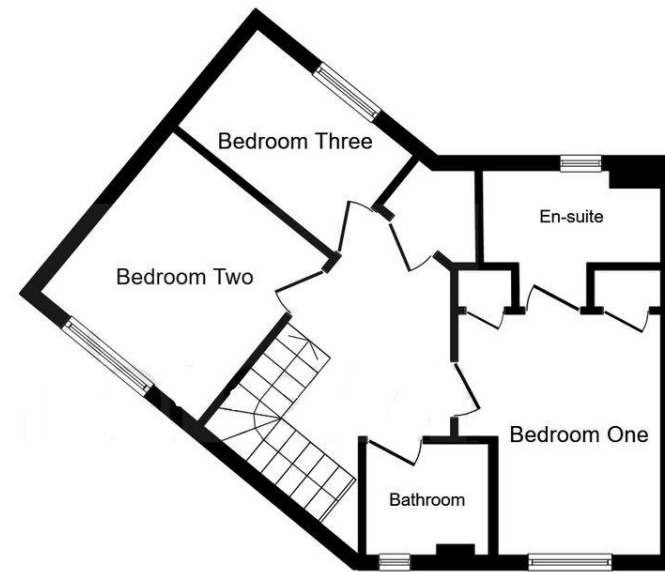
Lingfield Park, Bourne, Lincolnshire

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		95
(81-91)	B	83	
(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



First Floor



41 Lingfield Park, Bourne, Lincolnshire, PE10 0ZD

O.I.E.O £220,000 Freehold

A superbly presented three bedroom home located in an off road position on the popular Elsea Park development with garage and driveway. The property offers bright and spacious accommodation benefiting from, entrance hall, downstairs cloakroom, lounge open to a kitchen/dining room, master bedroom with en-suite, two further bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is an attached single garage with driveway providing off road parking and to the rear a fully enclosed lawned garden. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - Double glazed entrance door to the front aspect leads into the property. Large feature double glazed window to the front aspect.

Downstairs Cloakroom - Wash hand basin and low level WC, tiled splashbacks and radiator.

Lounge - 16'8" x 14'10" (5.08m x 4.52m) UPVc double glazed window to the front aspect, and UPVc double glazed patio doors to garden, radiator and open to:



Kitchen/Diner - 16'9" x 12'7" (5.1m x 3.84m) Fitted kitchen comprising of wall and base units with worksurfaces over, stainless steel one and a half bowl sink unit with drainer, double electric oven with gas hob and cooker hood over, plumbing for washing machine, integral dishwasher and fridge/freezer, radiator, central heating boiler. Double glazed window to the front aspect Double glazed patio doors leading to rear garden.

First Floor Landing - UPVc double glazed feature window to front, airing cupboard



Bedroom One - 10'5" x 8'7" (3.18m x 2.62m) UPVc double glazed window to front, radiator, two built in wardrobes and door leading to:

En-Suite Shower Room - Fitted with a three piece suite comprising of a double shower cubicle, wash hand basin and low level WC, partly tiled, extractor fan, Upvc double glazed opaque window to side.

Bedroom Two - 9'8" x 9'3" (2.95m x 2.82m) UPVc double glazed window to rear and radiator.



Bedroom Three - 9'11" x 6'10" (3.02m x 2.08m) UPVc double glazed window to rear and radiator.

Family Bathroom - UPVc double glazed opaque window to front. Fitted with a three piece suite comprising of a bath with mixer taps and shower attachment, wash hand basin and low level WC, partly tiled, extractor fan, shaver point.

Outside - Small front garden area mainly laid to lawn with pathway to the front door, attached single garage to the side of the property. The rear garden is enclosed by timber panelled fence to rear and sides with gated access to side, garden is mainly laid to lawn with paved patio seating area.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

