

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(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	



87 Lingfield Park, Bourne, Lincolnshire, PE10 0ZD

£195,000 Freehold

We are delighted to offer for sale this nearly new two bedroom semi detached home built by Ashberry homes to their Lavender design. The property is in show room condition throughout and benefits from, entrance hall, downstairs cloakroom, living room overlooking the front, kitchen/dining room, two good size bedrooms and family bathroom. Outside there is a private driveway to the side providing off road parking and to the rear a fully enclosed lawned garden with patio area. 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 plus Tesco and Lidl are within walking distance. Please call 01778 392807 for more information.

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See things differently.



Bedroom One - 13'2" x 9'2" (4.01m x 2.8m) With fitted wardrobes, upvc double glazed window, radiator and power points.

Bedroom Two - 13'2" x 8'1" Max (4.01m x 2.46m Max) With fitted wardrobes, upvc double glazed window, radiator and power points.

Bathroom - New fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, radiator and extractor fan.



Outside - To the front there is a pathway leading to the front door and to the side a private driveway providing ample off road parking. The rear garden has a paved patio leading to a mainly lawned garden with flower borders and is fully enclosed by fencing with side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Entrance Hall - with door leading to the lounge and door to.

Downstairs Cloakroom - With low level wc, wash hand basin and extractor fan.

Lounge - 15'1" (4.6) x 10'4" (3.15) (narrowing to 9'9" (2.97)) With upvc double glazed window overlooking the front, radiator, power points, stairs leading to the first floor and door leading to.

Kitchen/Dining Room - 13'3" x 10'2" (4.04m x 3.1m) With new fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units with fitted worktops and upstands, built in oven and hob with extractor above, integrated fridge freezer, integrated dishwasher, integrated washing machine, downlighters, radiator, power points and upvc double glazed french doors onto the rear garden.

First Floor Landing - With built in airing/storage cupboard and door leading to.

