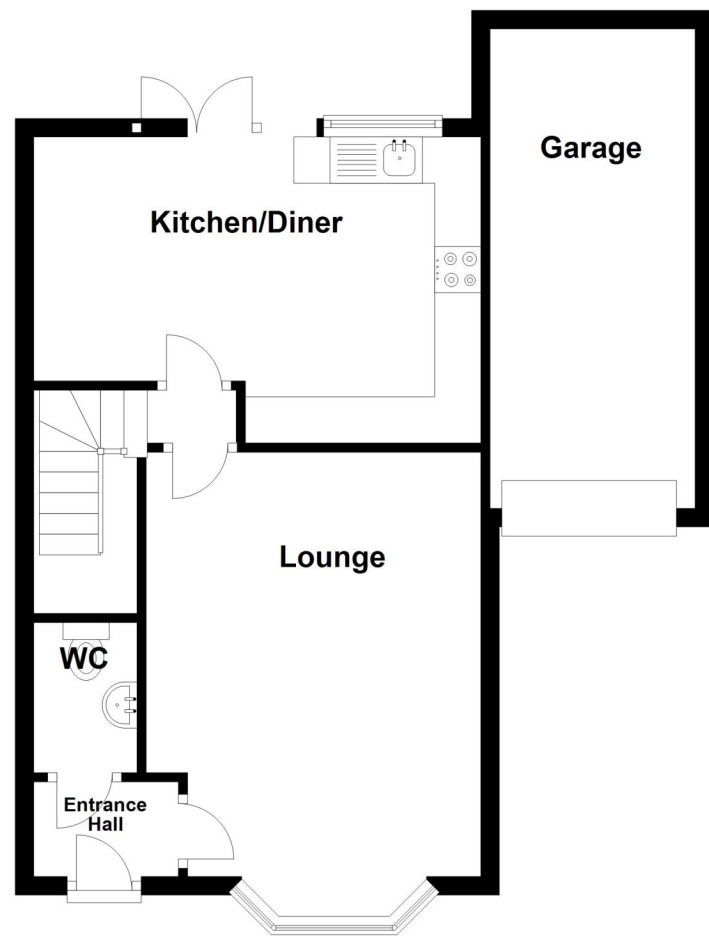


Warwick Close, Bourne, Lincolnshire

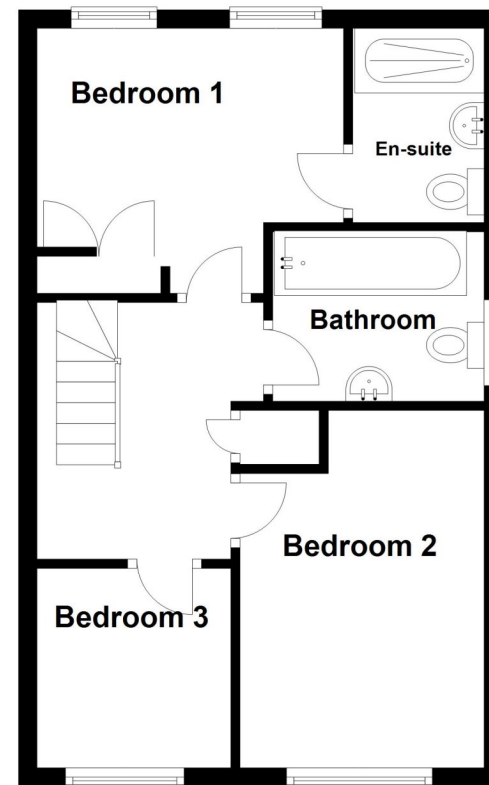
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(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



8 Warwick Close, Bourne, Lincolnshire, PE10 0WW

£237,500 Freehold

Winkworth are delighted to offer for sale this superbly presented three bedroom semi-detached home built by David Wilson homes located on the popular elsea park development. The property offers fantastic accommodation benefiting from, downstairs cloakroom, lounge with bay window, kitchen/dining room, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Outside there is a garage and driveway providing off road parking to the side and to the rear a fully landscaped garden with artificial grass area and is fully enclosed. This property also benefits from solar panels (leased) Please call 01778 392807 for more information. EPC Band C

Three bedroom semi-detached home | Garage and driveway providing off road parking
Lscaped garden with artificial grass area | EPC rating C | Council Tax Band B

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



Bedroom One - 10'11" x 10' (3.33m x 3.05m) Two UPVC double glazed windows overlooking the rear, radiator, power points, fitted wardrobes and door leading through to

En-Suite Shower Room - Double shower cubicle, low level WC, wash hand basin, heated towel rail.

Bedroom Two - 12'9" x 8' (3.89m x 2.44m) UPVC double glazed window overlooking the front, radiator and power points

Bedroom Three - 7'7" x 7'2" (2.3m x 2.18m) UPVC double glazed window overlooking the front, radiator and power points



Bathroom - A modern fitted suite comprising panelled bath with wall mounted shower, low level WC, wash hand basin, part tiled walls, heated towel rail and UPVC double glazed frosted window

Outside - To the front there is a driveway providing off road parking leading to a SINGLE GARAGE with up and over door, power and light plus a boarded loft providing useful storage. The rear garden has a paved patio leading onto a artificial grass area which is fully enclosed and personal door to the garage.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Entrance Hall - With wood effect flooring, radiator, door leading through to lounge and door leading through to

Downstairs Cloakroom - Low level WC, wash hand basin, radiator, wood effect flooring and extractor fan

Lounge - 15'1" x 11'11" (4.6m x 3.63m) UPVC double glazed bay window to the front, wood effect flooring, radiator, power points, tv point and door leading through to

Inner Hall - With stairs leading to the first floor and door to.

Kitchen/Dining Room - 15'11" x 12'2" (4.85m x 3.7m) With modern fitted units comprising one and a half bowl sink unit with cupboard below, excellent range of wall and base units, built-in oven and hob with extractor fan above, space for fridge/freezer, space and plumbing for washing machine and dishwasher, tiled flooring, radiator and UPVC double glazed French doors and window onto the rear garden

First Floor Landing - Access to the loft, built-in storage cupboard and door leading through to

