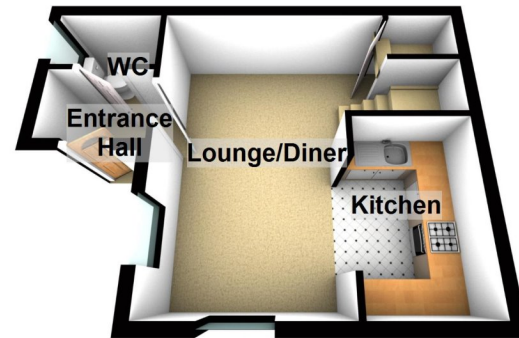


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

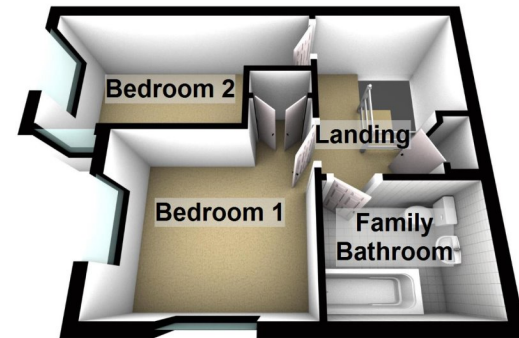
### Ground Floor

Approx. 27.1 sq. metres (291.3 sq. feet)



### First Floor

Approx. 28.3 sq. metres (304.7 sq. feet)



Total area: approx. 55.4 sq. metres (596.0 sq. feet)



## 82 Badger Lane, Bourne, Lincolnshire, PE10 0FT

£152,500 Freehold

A modern two bedroom house located on the popular Elsea Park development making an ideal first time purchase or buy to let investment. The property is offered for sale with no ongoing chain and benefits from, lounge/dining room, modern fitted kitchen, downstairs cloakroom, two bedrooms and family bathroom. The property also benefits from gas central heating to radiators, UPVC double glazed windows and 2 allocated parking spaces.

Modern Two Bedroom Home | Two Allocated Off Road Parking Spaces | Excellent First Time Or Investment Buy | EPC Rating B

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See things differently.





**Bedroom One** - 10'3" (3.12) narr. 8'9" (2.67) x 10' (3.05) UPVC double glazed window to front and further window to side, radiator, power points, telephone point, TV point and built-in wardrobe.

**Bedroom Two** - 13'10" (4.22) narr. 10'3" (3.12) x 6'10" (2.08) UPVC double glazed window to front and side, power points, radiator and telephone point.

**Family Bathroom** - Low level WC, wash hand basin, P-shaped bath with wall mounted shower and glass screen, down lighters, extractor fan, shaver point and radiator.



**Outside** - To the front there is a small gravelled garden with paved pathway to the front door. To the rear there is allocated off road parking for two vehicles.

#### LOCAL AUTHORITY

South Kesteven

#### TENURE

Freehold

#### COUNCIL TAX BAND

A

#### ACCOMMODATION

##### Entrance Door Leading To:

**Entrance Porch** - With radiator, door to the Lounge/Diner and door through to:

**Downstairs Cloakroom** - UPVC double glazed frosted window, part tiled walls, low level WC, wash hand basin, radiator, extractor fan and down lighters.

**Lounge/Diner** - 15'9" x 9'6" (4.8m x 2.9m) UPVC double glazed window to the front and further window to the side, gas central heating thermostat, two radiators, power points, TV point, under stairs storage cupboard and box archway through to:

**Kitchen** - 9'1" x 5'11" (2.77m x 1.8m) Modern fitted units comprising one and half bowl stainless steel sink with cupboard below, good range of wall and base units, gas hob with extractor hood over, integrated electric oven, integrated fridge, integrated freezer, space and plumbing for washing machine, part tiled walls, tiled flooring, power points and down lighters.

**First Floor Landing** - With access to the loft, power points, built-in storage cupboard housing boiler supplying hot water and central heating, door to:

