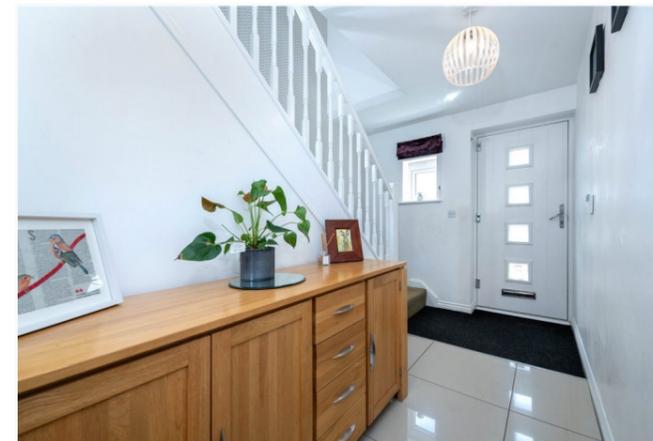


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 2 Chepstow Drive, Bourne, Lincolnshire, PE10 0RX

O.I.E.O £375,000 Freehold

Winkworth are delighted to offer for sale this spacious former showhouse four bedroom detached family home located on a corner plot position that really must be viewed. The property is superbly presented throughout and offers excellent accommodation benefiting from, lounge and separate dining room, kitchen/breakfast room with utility room off and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite, there are three further bedrooms and family bathroom. Outside there is a single garage and driveway providing off road parking and to the rear a generous lawned and fully enclosed garden. Please call 01778 392807 for more information.

4 Bedrooms | Entrance Hall | Cloakroom | Lounge | Dining Room | Kitchen/Breakfast Room | Utility Room | Dressing Area | En Suite | Family Bathroom | Outside

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[winkworth.co.uk/bourne](http://winkworth.co.uk/bourne)

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See things differently.



**Utility Room** - 7'3" x 5'3" (2.2m x 1.6m) Fitted base and wall mounted units, fitted worktop, stainless steel single drainer sink unit with mixer tap over, space and plumbing for washing machine, wall mounted boiler.

**Landing** - UPVC double glazed window to front aspect, radiator.

**Bedroom One** - 12'4" x 11'3" (3.76m x 3.43m) UPVC double glazed window to each side aspect, radiator.



**Dressing Area** - 7'4" x 3'5" (2.24m x 1.04m) Two built-in double wardrobes.

**En Suite** - Fitted with a three piece suite comprising low level wc with dual push button flush, vanity unit with table top wash hand basin and shower cubicle, extractor fan, UPVC double glazed window to side aspect, radiator.

**Bedroom Two** - 10'11" x 10' (3.33m x 3.05m) double glazed windows to front and side aspects, radiator, access to loft space.

**Bedroom Three** - 11'9" x 8'9" (3.58m x 2.67m) UPVC double glazed window to front aspect, radiator, built-in cupboard over stairs.

**Bedroom Four** - 10'2" (3.1) max (12'3" (3.73) min) x 14'11" (4.55) UPVC double glazed window to front aspect, radiator, built-in wardrobes with sliding mirrored doors.

**Family Bathroom** - Panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Outside** - The front garden is landscaped with lawn area and shrub borders. A tarmac drive provides private parking and leads to the single garage.

The rear garden is part walled with paved patio leading onto artificial grass with attractive flower and shrub borders.

Garage

Single garage with up and over door, power and light supply and eaves storage.

#### LOCAL AUTHORITY

South Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

E

#### ACCOMMODATION

**Entrance Hall** - UPVC double glazed window to front aspect, radiator, ceramic tiled floor, radiator, built-in cupboard under stairs, UPVC double glazed window to rear aspect, glazed double doors into:

**Cloakroom** - Fitted with a two piece suite comprising low level wc with dual push button flush and pedestal wash hand basin, UPVC double glazed window to side aspect, radiator.

**Lounge** - 14'11" x 14'9" (4.55m x 4.5m) Two UPVC double glazed windows to front aspect, radiator, feature fireplace, TV point, UPVC double glazed French doors with matching side screens to garden.

**Dining Room** - 11'3" x 10'1" (3.43m x 3.07m) UPVC double glazed windows to front and side aspects, radiator.

**Kitchen/Breakfast Room** - 22'4" (6.8) max (16'3" (4.95) min) x 11'3" (3.43) Fitted with a range of base, drawer and wall mounted units, fitted worktops, built-in four ring gas hob, built-in double oven, integral fridge/freezer, integral dishwasher, one and a quarter composite single drainer sink unit with mixer tap over, tiled floor, two UPVC double glazed windows to one side aspect, one UPVC double glazed window to other side aspect, UPVC double glazed French doors to garden.

