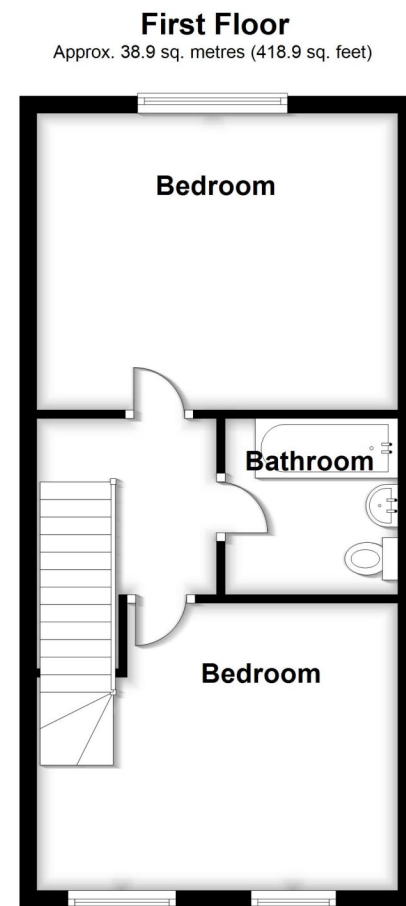
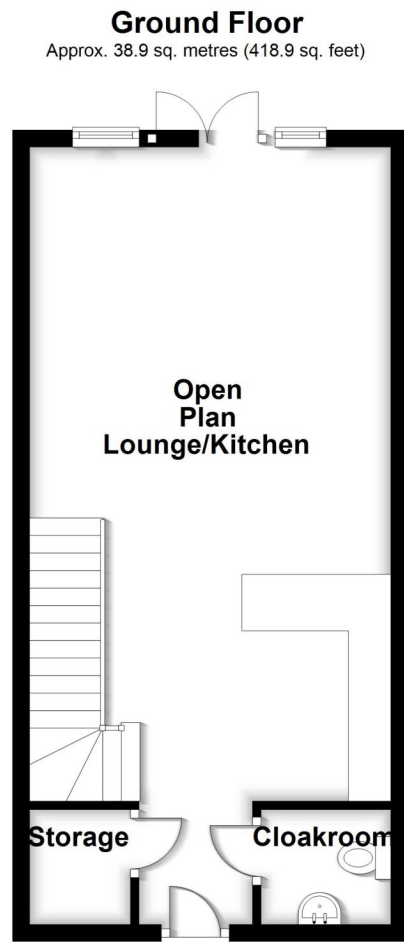


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	



Total area: approx. 77.8 sq. metres (837.8 sq. feet)



## 53 Great Leighs, Bourne, Lincolnshire, PE10 0WF

£185,000 Freehold

A superbly presented two bedroom semi detached home which would make an ideal first time purchase or buy to let investment. The property benefits from a bright and spacious open plan kitchen/living room, downstairs cloakroom and large utility cupboard with space and plumbing for washing machine. On the first floor there are two generous bedrooms and a modern fitted bathroom. Outside to the front there is a driveway providing off road parking for two cars and to the rear a fully enclosed garden. 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 and Tesco supermarket, Co-op food store and the Grammar School are also within walking distance. Please call for more information

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
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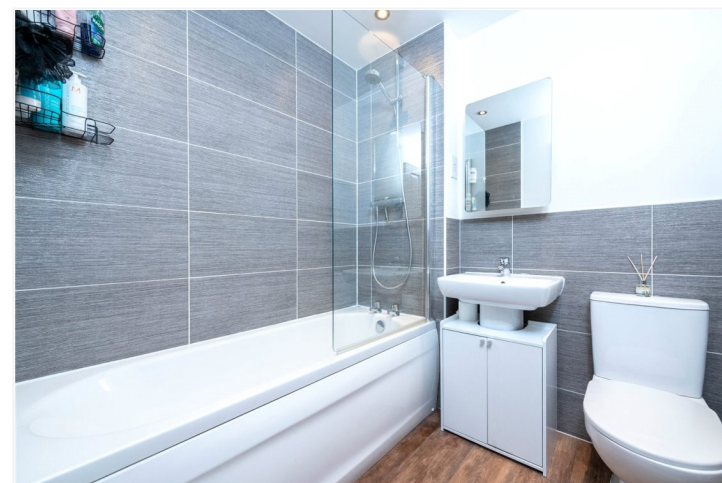
See things differently.



**Bedroom Two** - 13'1" x 8'4" (4m x 2.54m) With two upvc double glazed windows to the front, radiator and power points

**Bathroom** - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls and extractor fan.

**Outside** - To the front there is a driveway providing off road parking for two cars. The rear garden has a paved patio leading to a well maintained lawned garden which is fully enclosed with rear access.



**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

A

**ACCOMMODATION**

**Entrance Hall** - Bright open plan to the kitchen and living room, double opening doors to a large utility cupboard with space and plumbing for washing machine and further appliance and wall mounted gas boiler supplying hot water and central heating.

**Downstairs Cloakroom** - With low level wc, wash hand basin and frosted window.

**Open Plan Kitchen/Living Room** - 21'4" x 13'7" (6.5m x 4.14m) With modern fitted units comprising, one and a half bowl sink with cupboard below, good range of wall and base units with fitted worktop and upstands, built in oven and hob with extractor above, space for fridge freezer, space and plumbing for dishwasher and radiator. The kitchen is open plan to the lounge which has french doors and upvc double glazed windows onto the rear garden, radiator, power points, tv point and stairs leading to the first floor.

**First Floor Landing** - With door to.

**Bedroom One** - 13'1" x 10'8" (4m x 3.25m) With upvc double glazed window to the rear, radiator and power points.

