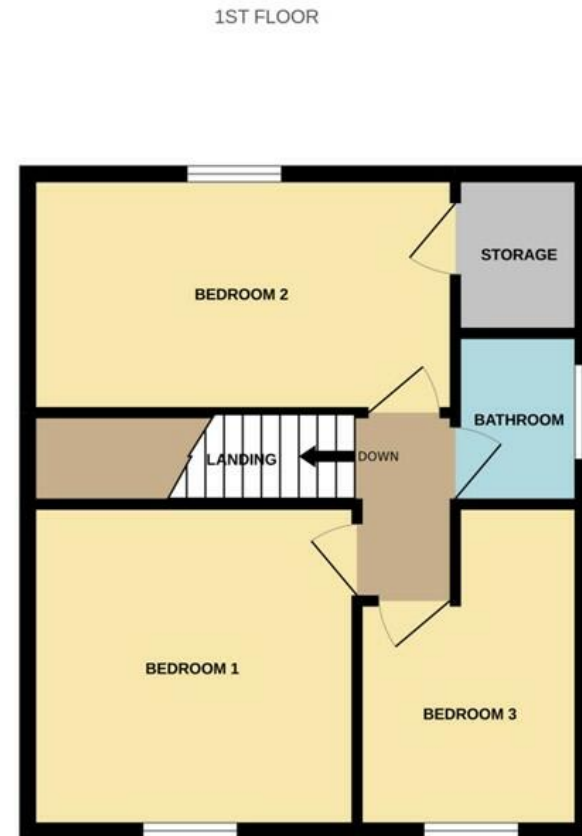


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



3 Orchard Close, Bourne, Lincolnshire, PE10 9DF

OIEO £280,000 Freehold

NO ONWARDS CHAIN! We are delighted to offer for sale this spacious three bedroom detached family home located in a sought after position giving easy access to the town centre and Bourne woods. Built by popular builders Parker Homes the property offers great accommodation benefiting from, lounge with bay window, separate dining room, downstairs cloakroom, fitted kitchen, three generous bedrooms and a family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a gravelled driveway providing ample off road parking leading to a single garage. The rear garden is a again a good size being mainly lawned with patio area and fully enclosed by fencing. Please call 01778 392807 for more information.

3 Bedrooms | Entrance Hall | Lounge | Dining Room | Kitchen | Family Bathroom | Outside | EPC Rating D | Council Tax Band C

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

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See things differently.



First Floor Landing - Access to the loft and door to.

Bedroom One - 11'5" x 11'9" (3.48m x 3.58m) Fitted bedroom furniture, wall mounted overbed cupboards with bed space between and matching bedside units, matching built in double wardrobe, chest of drawers and dressing table, radiator, upvc double glazed windows to front and side.

Bedroom Two - 15' x 8'5" (4.57m x 2.57m) Built in wardrobe, walk in storage cupboard housing gas central heating boiler and shelving, radiator, upvc double glazed window to rear.

Bedroom Three - 9'9" x 8'5" (2.97m x 2.57m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - Panelled bath with shower over, glass screen, wash hand basin with vanity cupboard under, low level WC with concealed flush, chrome heated ladder towel rail, tiled walls, vinyl flooring, extractor fan.

Outside - The front of this property is open plan and mostly laid to lawn. A gravelled driveway to one side of the house provides off road parking for several cars and leads to a single garage.

The rear garden is fully enclosed. It benefits from a neat shaped lawn and gravelled borders. Stepping stones across the lawn lead to a paved patio seating area. Included in the garden is a tap and there is a pedestrian door to the single garage.



ACCOMMODATION

Entrance Hall - Wit stairs leading to the first floor, radiator, power points and door leading to.

Downstairs Cloakroom - Low level WC, pedestal wash hand basin, radiator, splash back tiling, vinyl flooring.

Lounge - 15'3" x 13'6" (4.65m x 4.11m) Coal effect electric fire, polished stone hearth and mantle, radiator, TV point and upvc double glazed bay window to the front.

Dining Room - 11'10" x 8'3" (3.6m x 2.51m) With Laminate flooring, deep under stairs storage cupboard, radiator, upvc double glazed window to the rear and door to.

Kitchen - 11'7" x 8'7" (3.53m x 2.62m) Fitted wall mounted and floor standing wooden fronted cupboards including glass fronted display cupboards, four deep pan drawers, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, integrated fridge, space and plumbing for automatic washing machine, ceramic floor tiles, breakfast bar with space under for high stools, radiator, patio doors to outside.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C