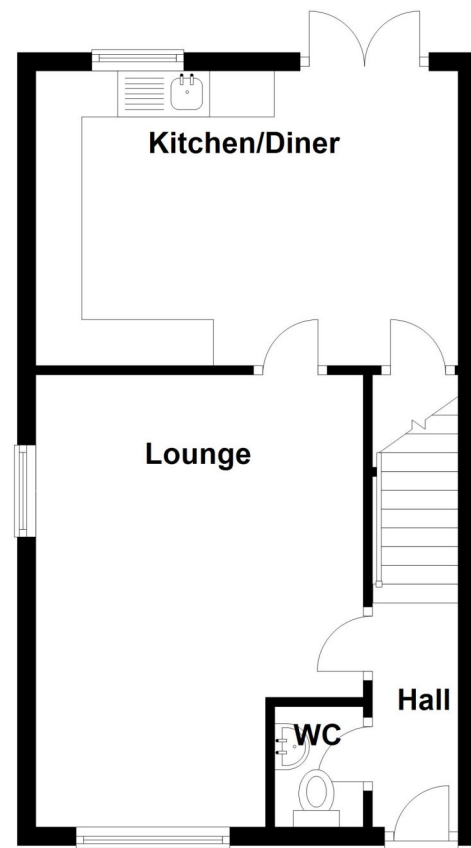


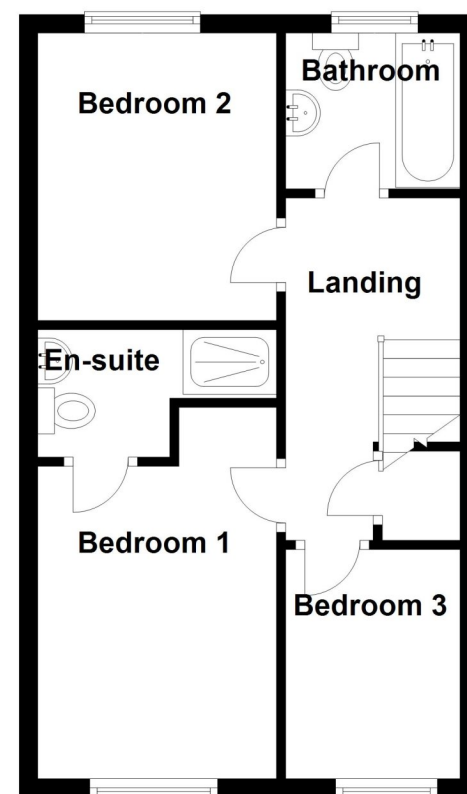
| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 95 |
| (81-91) | B | 83 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Ground Floor
Approx. 37.7 sq. metres (406.2 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 75.0 sq. metres (806.9 sq. feet)



6 Worcester Gardens, Bourne, Lincolnshire, PE10 0ZP

£237,500 Freehold

Offered for sale with no ongoing chain this three bedroom detached home built by Barratt homes. The property is well presented throughout and benefits from, entrance hall, downstairs cloakroom, lounge and kitchen/dining room. On the first floor the master bedroom benefits from an en-suite shower room, there are two further bedrooms and a family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a private driveway to the side providing off road parking and to the rear a fully enclosed lawned garden.

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

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Winkworth

winkworth.co.uk/bourne

See things differently.



Bedroom One - 11'8" x 8'9" (3.56m x 2.67m) With upvc double glazed window to the front, radiator, power points, wardrobe recess and door leading to:

En-Suite - Walk in shower cubicle, low level wc, wash hand basin, radiator and part tiled walls.

Bedroom Two - 10'0"3" x 8'9" (10/0.08m x 2.67m) With upvc double glazed window to the rear, radiator and power points.



Bedroom Three - 8'2" x 6'3" (2.5m x 1.9m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - Modern fitted suite comprising, panelled bath, low level wc, wash hand basin, radiator and frosted window.

Outside - To the side there is a private driveway providing off road parking for two cars and to the rear a fully enclosed lawned garden.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Hall - With LVT flooring, radiator, stairs leading to the first floor and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin.

Lounge - 16'1" x 11'9" (4.9m x 3.58m) With upvc double glazed windows to the front and side, radiator, power points and door leading to:

Kitchen/Dining Room - 15'4" x 10'6" (4.67m x 3.2m) 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 above, integrated washing machine., integrated dishwasher, integrated fridge freezer, under stairs storage cupboard. radiator, power points and french doors onto the rear garden.

First Floor Landing - With door leading to:

