

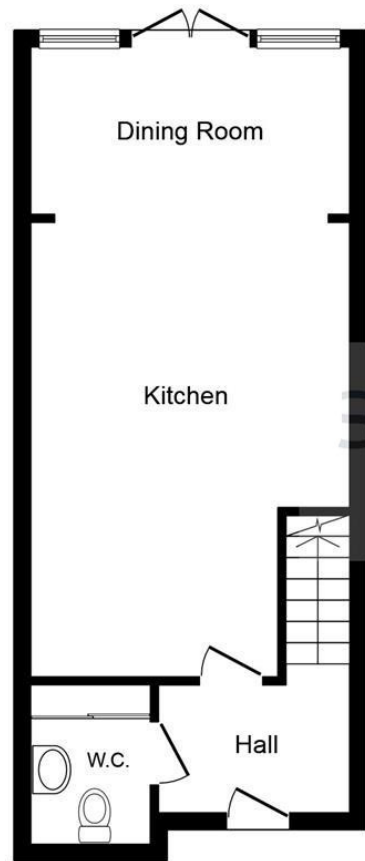
**Great Northern Gardens, Bourne,
Lincolnshire**

Approximate gross internal area:

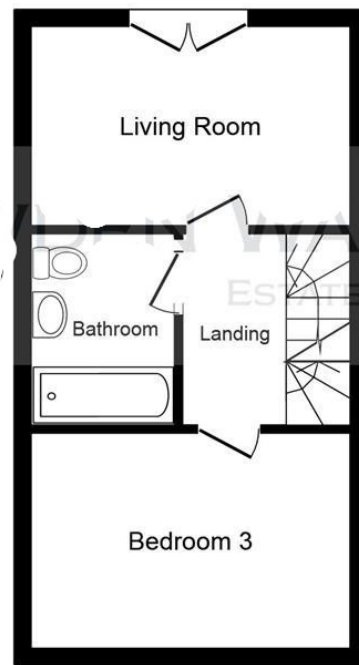
Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, walls and other features are approximate.

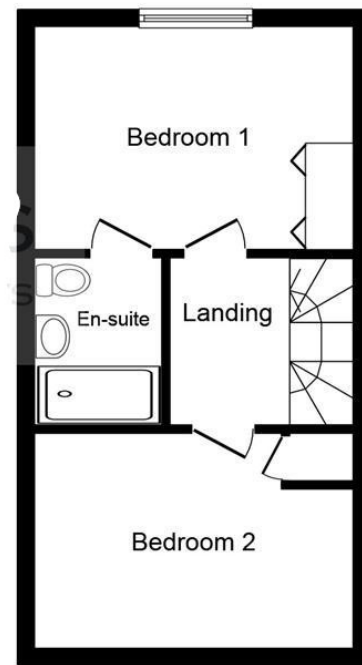
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



1 Great Northern Gardens, Bourne, Lincolnshire, PE10 9EH

£245,000 Freehold

Offered for sale with NO ONGOING CHAIN this three bedroom town house is located within walking distance of the town centre and benefits from a single garage and driveway. The property is set over three floor with accommodation comprising, downstairs cloakroom/utility room, open plan kitchen/dining room. On the first floor there is a living room with Juliette balcony overlooking the rear garden bedroom three and bathroom and on the second floor a master bedroom with en-suite and further bedroom. Outside there is a driveway providing ample off road parking leading to a single garage and the rear garden is south facing, fully enclosed with patio and lawned and gravelled garden. Please call 01778 392807 for more information.

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See things differently.



Lounge - 12'1" x 11'8" (3.68m x 3.56m) With french doors and Juliette balcony overlooking the rear garden, radiator and power points.

Bedroom Three - With upvc double glazed window to the front, radiator and power points.

Family Bathroom - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, radiator and extractor fan.

Second Floor - With loft access, radiator and door to:

Bedroom One - 12'2" x 11'9" (3.7m x 3.58m) With fitted wardrobes, upvc double glazed window to the rear, radiator, power points and door to:

En-Suite Shower Room - With fully tiled shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and extractor fan.

Bedroom Two - With upvc double glazed window to the front, radiator and power points.



Outside - To the side there is a driveway providing off road parking leading to a SINGLE GARAGE with up and over door. The rear garden is south facing with paved patio leading to a fully enclosed lawned and gravelled garden.

ACCOMMODATION

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

Downstairs Cloakroom/Utility Room - With wall and base units, fitted worktop with sink, space and plumbing for washing machine, wall mounted gas boiler supplying hot water and central heating, low level wc, tiled flooring, radiator and frosted window.

Open Plan Kitchen - 10'9" x 8'9" (3.28m x 2.67m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units with fitted worktop and upstands, built in oven and hob with extractor above, space for fridge freezer, integrated dishwasher, under stairs larder cupboard, tiled flooring, radiator and open to:

Dining/Family Room - 17'1" x 12'8" (5.2m x 3.86m) With laminate flooring, radiator, power points and upvc double glazed french doors and windows onto the rear garden.

First Floor Landing - With stairs leading to the second floor, radiator and door to:



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C