



44 Warwick Close, Bourne, PE10 0WW

£239,950 Freehold

A superbly presented three bedroom semi detached home built by David Wilson Homes located on the popular Elsea Park development with private rear garden. The property benefits from lounge with bay window, superbly appointed kitchen/dining room, newly fitted downstairs cloakroom, master bedroom with newly replaced en-suite, two further bedrooms and family bathroom plus oak doors throughout. Outside there is a garage and driveway to the side and a well maintained private rear garden. Please call 01778 392807 for mor information.

Superbly Presented Three Bedroom Semi-Detached Home | Built by David Wilson Homes
| Located on the Popular Elsea Park Development | Private Rear Garden | Garage and
Driveway to the side | EPC Rating C

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First Floor Landing - Access to the loft, built-in storage cupboard and door leading through to

Bedroom One - 10'11" x 10' (3.33m x 3.05m) Two UPVC double glazed windows overlooking the rear, radiator, power points, fitted wardrobes and door leading through to:

En-Suite - Newly fitted suite comprising, double shower cubicle, low level WC, wash hand basin with cupboard below, heated towel rail and UPVC double glazed frosted window.

Bedroom Two - 12'9" x 8' (3.89m x 2.44m) UPVC double glazed window overlooking the front, radiator and power points

Bedroom Three - 7'7" x 7'2" (2.3m x 2.18m) UPVC double glazed window overlooking the front, radiator and power points

Family Bathroom - A modern fitted suite comprising panelled bath with wall mounted shower and glass screen, low level WC, wash hand basin, part tiled walls, heated towel rail and UPVC double glazed frosted window



ACCOMMODATION

Door Leading Through To:

Entrance Hall - With oak flooring, radiator, door leading through to lounge and door leading through to

Cloakroom - Newly fitted suite comprising, Low level WC, wash hand basin with cupboard below, tiled flooring, radiator and extractor fan.

Lounge - 15'1" x 11'11" (4.6m x 3.63m) UPVC double glazed bay window to the front, understairs storage cupboard, oak flooring, radiator, power points, tv point and door leading through to:

Inner Hallway - Stairs leading to the first floor, oak flooring and door leading through to:

Kitchen Dining Room - 15'11" x 12'2" (4.85m x 3.7m) Superb modern fitted units comprising one and a half bowl sink unit with cupboard below, excellent range of wall and base units, fitted breakfast bar, built-in oven and hob with extractor fan above, space for fridge/freezer, space and plumbing for washing machine, tiled flooring and UPVC double glazed French doors and window onto the rear garden.



Outside - To the front there is a pathway leading to the front door, driveway to the side providing ample off road parking leading to a SINGLE GARAGE

Rear Garden - A southerly aspect with paved patio leading onto a barked garden with fencing to all sides.

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

B



SERVICE CHARGE