

**Setts Green, Bourne, Lincolnshire**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>74</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 245.8 sq. metres (2646.0 sq. feet)



**14 Setts Green, Bourne, Lincolnshire, PE10 0FZ**

**£375,000 Freehold**

Winkworth are delighted to offer for sale this five bedroom detached three storey home with double length garage and three en-suites. The property offers excellent family accommodation benefiting from, lounge and dining room, kitchen/family room, three bedrooms and family bathroom on the first floor and two further bedrooms on the 2nd floor. The property is located on the popular elsea park development overlooking a protected green giving easy access to the A15 road links to Peterborough and its mainline train station to London/Kings Cross.

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## ACCOMMODATION

**Entrance Hall** - Staircase leading to the first floor, UPVC double glazed window to the front, radiator, gas central heating thermostat, built-in storage cupboard and door leading through to:

**Downstairs Cloakroom** - Low level WC, wash hand basin, part tiled walls and extractor fan.

**Lounge** - 18'7" x 10'6" (5.66m x 3.2m) Attractive feature fireplace, UPVC double glazed window to the front, coved ceiling, radiator, TV point, power points and double opening doors leading through to:

**Dining Room** - 14' x 12'5" (4.27m x 3.78m) coved ceiling, radiator, power points, and upvc double glazed french doors onto the rear garden.

**Kitchen/Breakfast Room** - 18'8" x 11'5" (5.7m x 3.48m) Modern fitted units comprising one and half bowl sink unit with cupboard below, excellent range of wall and base units, free standing range cooker, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, wall mounted boiler supplying hot water and central heating, part tiled walls, tiled flooring, UPVC double glazed window overlooking the rear garden and door to garden, down lighters, radiator and power points.



**First Floor Landing** - Staircase leading to the Second Floor, smoke alarm, power points, built-in airing cupboard and door leading through to:

**Bedroom One** - 15'11" x 10'5" (4.85m x 3.18m) UPVC double glazed windows to front and side, built-in wardrobes, radiator, power points and door leading through to:

**En-Suite Shower Room** - Fitted suite comprising, shower cubicle, low level WC, wash hand basin, part tiled walls, down lighters, radiator, UPVC double glazed frosted window.

**Bedroom** - 10'8" x 8'10" (3.25m x 2.7m) With built-in wardrobes, UPVC double glazed window to rear, radiator, power points and door leading through to:

**En-Suite** - Fitted suite with shower cubicle, low level WC, wash hand basin, part tiled walls, shaver point, radiator and UPVC double glazed frosted window.

**Bedroom** - 11' x 8'6" (3.35m x 2.6m) UPVC double glazed window to rear, radiator, built-in wardrobe cupboard and power points.

**Bathroom** - Fitted suite comprising panelled bath, separate shower cubicle, low level WC, wash hand basin, part tiled walls, down lighters, shaver point and UPVC double glazed frosted window.

**Second Floor Landing** - Velux window, and doors to:

**Bedroom** - 16' x 10'4" (4.88m x 3.15m) UPVC double glazed window to front, radiator, power points and door leading through to:

**Bedroom** - 19'11" x 8'1" (6.07m x 2.46m) Velux window to rear, UPVC double glazed window to front, radiator and power points.

**Shower Room** - Shower cubicle, low level WC, wash hand basin, radiator, part tiled walls and Velux window.

**Outside** - To the side there is a double length garage with up and over door and personal door to the rear garden. There is also a driveway to the front providing off road parking. The rear garden is a generous size being fully enclosed and mainly lawned.

## TENURE

Freehold

## COUNCIL TAX BAND

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