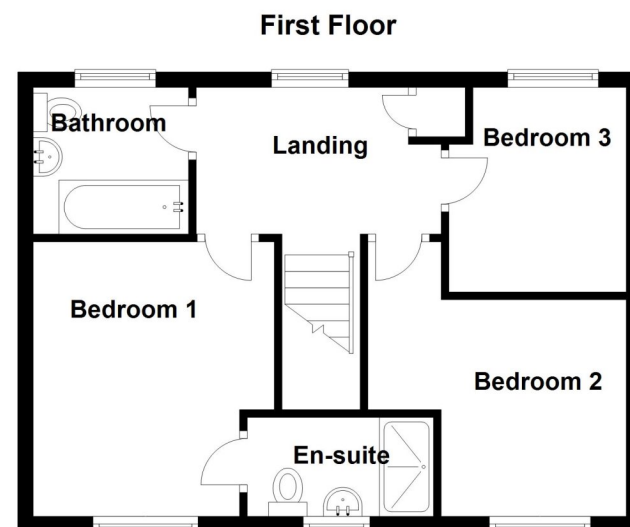
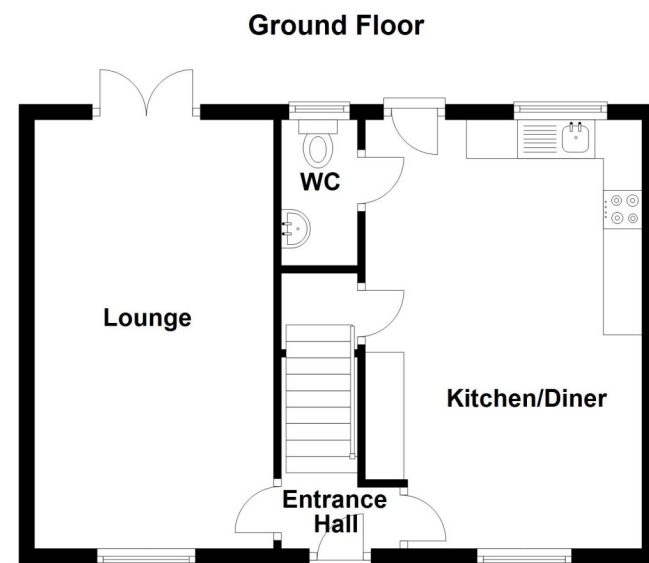


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	88	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



19 Falcon Way, Bourne, Lincolnshire, PE10 0GT

£229,950 Freehold

A superbly presented and much improved three bedroom semi detached home with garage and parking to the rear. The property offers excellent accommodation benefiting from, lounge with french doors onto the rear garden, modern fitted kitchen/dining room, downstairs cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a well-kept fully enclosed lawned and paved garden with gate giving access to the single garage with parking in front. Please call 01778 392807 for more information.

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Winkworth

See things differently.



Bedroom One - 12'1" x 10'2" (3.68m x 3.1m) With upvc double glazed window to the front, built in wardrobes, radiator, power points and door leading to.

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Bedroom Two - 12' (3.66) (narrowing to 10'5" (3.18) x 12'1" (3.68) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 8'6" x 8'3" (2.6m x 2.51m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - With fitted suite comprising, panelled bath with shower attachment, low level wc, wash hand basin, heated towel rail and frosted window.

Outside - The rear garden has a paved patio leading to a mainly lawned garden being fully enclosed by fencing and garage leading to the garage and parking.

Single Garage - With up and over door.

ACCOMMODATION

Lounge - 18'2" x 10'2" (5.54m x 3.1m)

Entrance Hall - With stairs leading to the first floor, half panelled walls, LVT flooring and door leading to.

Kitchen/Dining Room - 18'2" x 11'4" (5.54m x 3.45m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, part tiled walls, under stairs storage cupboard, upvc windows to the front and rear, door to the rear and door to.

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

First Floor Landing - With upvc double glazed window to the rear, built in airing cupboard housing boiler supplying hot water and central heating.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

