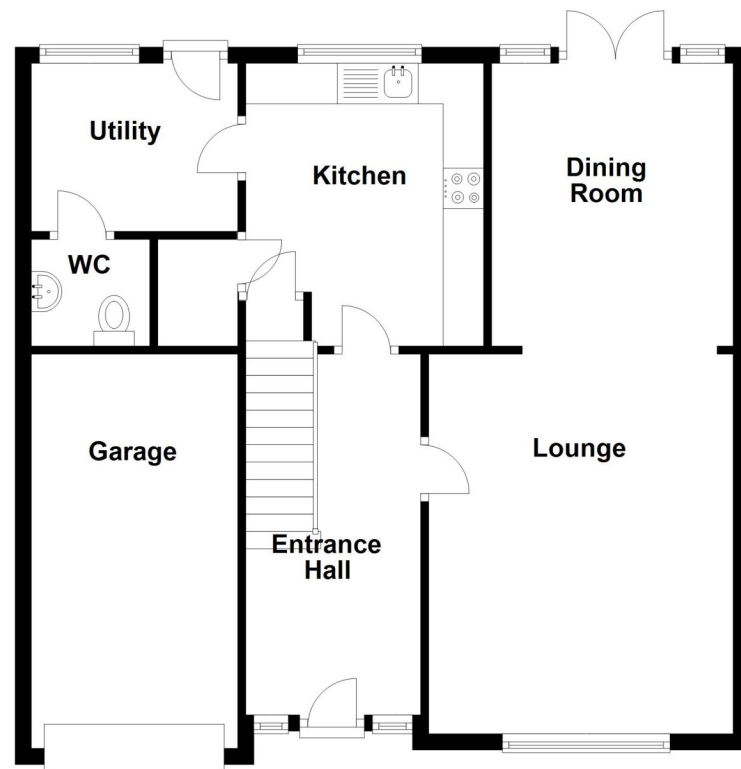


Stephenson Way, Bourne, Lincolnshire

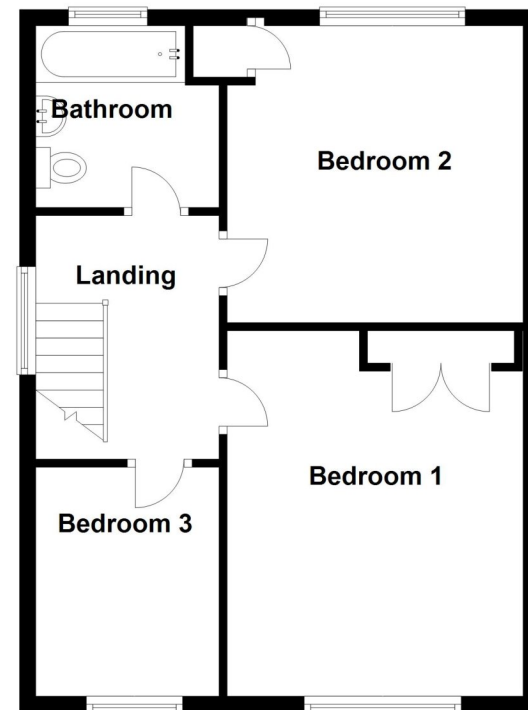
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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. 71.7 sq. metres (772.1 sq. feet)



First Floor
Approx. 49.9 sq. metres (536.8 sq. feet)



Total area: approx. 121.6 sq. metres (1308.9 sq. feet)



68 Stephenson Way, Bourne, Lincolnshire, PE10 9DD

£280,000 Freehold

Offered for sale with NO CHAIN this three bedroom detached home is located on this popular development with views over open fields. The property offers excellent accommodation benefiting from, entrance hall, lounge, dining room, kitchen with utility room off and downstairs cloakroom. On the first floor there are three well-proportioned bedrooms and a family bathroom. Outside there is a garage and driveway providing ample off road parking and to the rear a lovely garden backing onto open fields. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
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See things differently.



Downstairs Cloakroom - Low level wc and wash hand basin.

First Floor Landing - With upvc double glazed window to the side and door to:

Bedroom One - 14'7" x 11'7" (4.45m x 3.53m) With built in wardrobes, upvc double glazed window to the front, radiator and power points.

Bedroom Two - 12'9" x 11'7" (3.89m x 3.53m) With upvc double glazed window to the rear, built in airing cupboard, radiator and power points.

Bedroom Three - 9'2" x 7'8" (2.8m x 2.34m) With upvc double glazed window to the front, radiator and power points.

Bathroom - With panelled bath with shower and glass screen, low level wc, wash hand basin, tiled walls, heated towel rail and frosted window.

Outside - To the front there is a driveway providing ample off road parking leading to a Single Garage with up and over door. The rear garden benefits from views across open filed with a patio area leading to a fully enclosed lawned garden.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

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

Lounge - 15'4" x 12'5" (4.67m x 3.78m) With upvc double glazed window to the front, dado rail, radiators, coved ceiling and archway to:

Dining Room - 11'5" x 9'8" (3.48m x 2.95m) With upvc double glazed french doors and windows onto the rear garden, dado rail, radiator, power points and coved ceiling.

Kitchen - 11'7" x 9'7" (3.53m x 2.92m) With 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, space for dishwasher, built in storage cupboard, further under stairs storage cupboard, tiled flooring, part tiled walls, upvc double glazed window to the rear and door to:

Utility Room - 8'2" x 5'9" (2.5m x 1.75m) With tiled flooring, space and plumbing for washing machine and tumble dryer, upvc double glazed window and door to the rear and door to:

