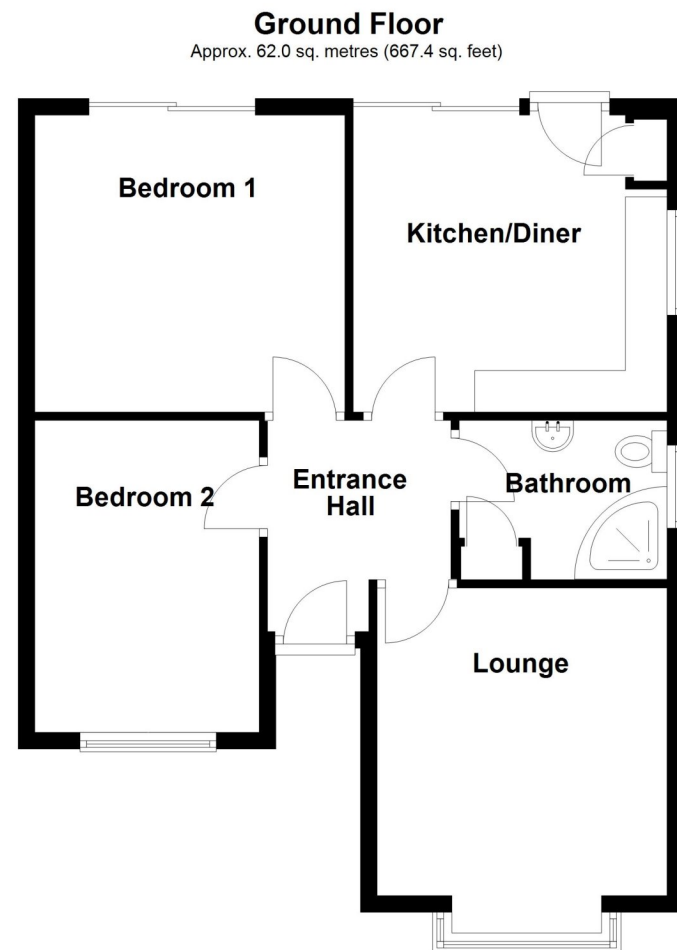


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 62.0 sq. metres (667.4 sq. feet)



## 60 Westwood Drive, Bourne, Lincolnshire, PE10 9PY

O.I.E.O £225,000 Freehold

Offered for sale with no ongoing chain this two bedroom detached bungalow is located on the sought after west side of town within walking distance of the town centre. The property offers accommodation comprising entrance hall, lounge, kitchen/dining room, two bedrooms and bathroom. Outside there is a lawned garden with driveway to the side leading to a single garage and to the rear a fully enclosed lawned garden. Please call 01778 392807 for more information

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
winkworth.co.uk/bourne

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See things differently.



**Bathroom** - With corner bath and wall mounted shower, low level wc, wash hand basin, tiled walls and frosted window.

**Outside** - To the front there is a walled front garden with driveway to the side providing off road parking and leading to a single garage. The rear garden is mainly lawned and fully enclosed with side access.



**LOCAL AUTHORITY**

South Kesteven

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

**ACCOMMODATION**

**Entrance Hall** - With doors leading to all principle rooms and door leading to:

**Lounge** - 12'3" x 11'5" (3.73m x 3.48m) With upvc double glazed bay window to the front, radiator and power points.



**Kitchen/Dining Room** - 12'5" x 12' (3.78m x 3.66m) With basic fitted units with range of wall and base units, part tiled walls, built in larder cupboard, sliding doors onto the rear garden, radiator, power points, window to the side and door to the rear garden.



**Bedroom One** - 12' x 11'9" (3.66m x 3.58m) With sliding doors onto the rear garden, radiator and power points.



**Bedroom Two** - 12'4" x 8'10" (3.76m x 2.7m) With upvc double glazed window to the front, radiator and power points.

