

Notley Way, Bourne, Lincolnshire

Approximate gross internal area:

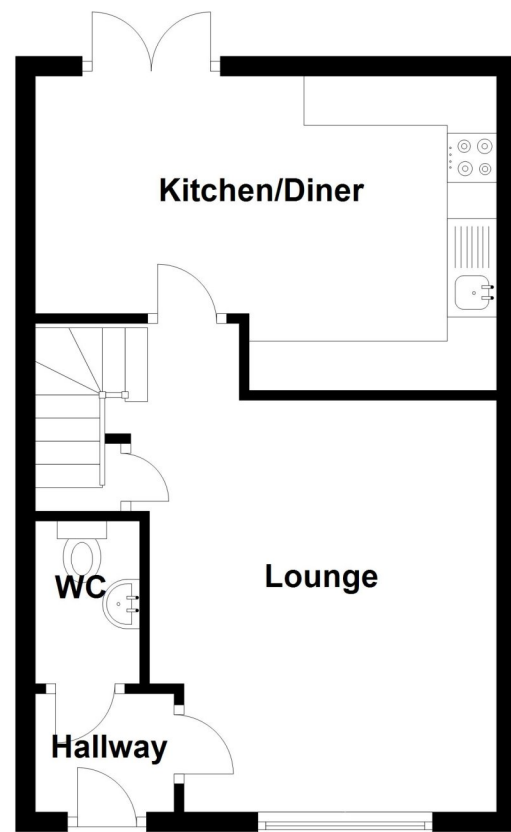
Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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		97
(81-91) B	84	
(69-80) C		
(55-68) D		

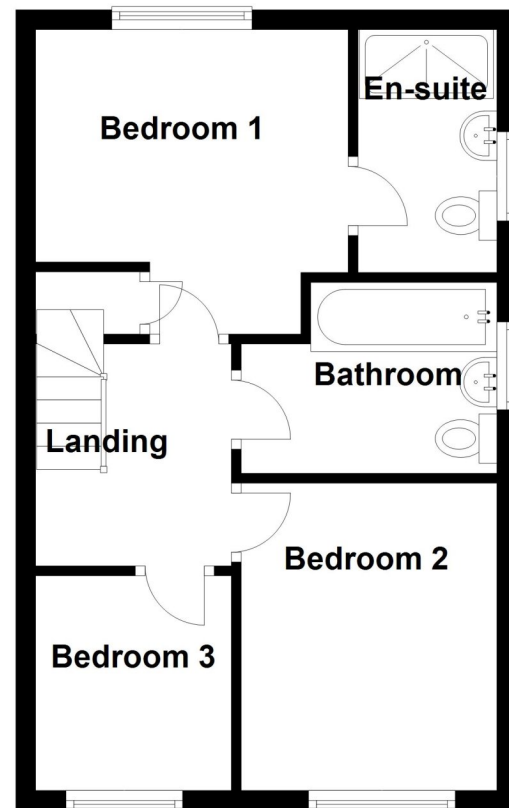
Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 71.0 sq. metres (764.1 sq. feet)



17 Notley Way, Bourne, Lincolnshire, PE10 2BG

£229,950 Freehold

Winkworth are delighted to offer for sale this immaculate nearly new three bedroom semi detached home with NO CHAIN. The property is located on the popular Elsea Park development and benefits from lounge overlooking the front, kitchen/dining room with built in appliances, downstairs cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom. Outside there is a driveway to the side providing off road parking and to the rear a generous fully enclosed lawned garden. Please call 01778 392807 for more information.

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See things differently.



Bedroom One - 11'10" x 10'10" (3.6m x 3.3m) With upvc double glazed window to the rear, built in wardrobe, radiator, power points and door leading to:

En-Suite Shower Room - With fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Two - 10'2" x 8'3" (3.1m x 2.51m) With upvc double glazed window to the front, radiator and power points.



Bedroom Three - 7'1" x 6'8" (2.16m x 2.03m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - 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 frosted window.

Outside - To the side there is a driveway providing off road parking. The rear garden is north west facing with a paved patio leading onto a generous mainly lawned garden which is fully enclosed and side access.

ACCOMMODATION

Entrance Hall - With LVT floorin, radiator and door to:

Downstairs Cloakroom - Low level wc, wash hand basin, extractor fan and LVT flooring.

Lounge - 16'10" x 12'10" (5.13m x 3.9m) With upvc double glazed window to the front, under stairs storage cupboard, stairs leading to the first floor, radiator, power points and door leading to:

Kitchen/Dining Room - 15'8" x 11'4" (4.78m x 3.45m) With superb modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven, gas hob with extractor above, integrated washer/dryer, integrated dishwasher, LVT flooring, radiator and french doors onto the rear garden.

First Floor Landing - With loft access and door leading to:



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

