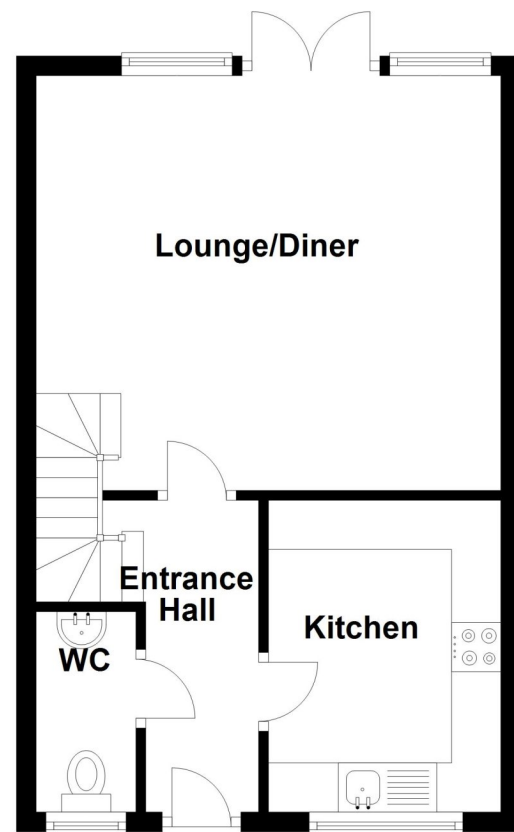


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

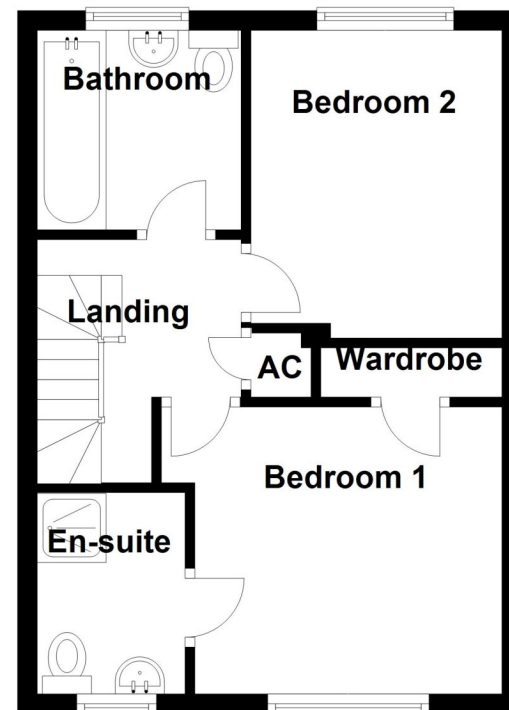
Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)



9 Ripon Close, Bourne, Lincolnshire, PE10 0ZT

£200,000 Freehold

A superbly presented and much improved modern two bedroom semi detached home with the advantage of a driveway to the side providing off road parking. The property is offered for sale in excellent condition throughout and benefits from, entrance hall, downstairs cloakroom, modern fitted kitchen, lounge/dining room, master bedroom with en-suite shower room, further generous bedroom and family bathroom. Outside to the rear there is a larger than average lawned garden providing excellent outside space. The property is located on the popular Elsea Park development giving easy access to the A15 road link to Peterborough and its main line train station to London/Kings Cross. Please call 01778 392807 for more information. EPC Band B

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See things differently.



Bedroom One - 11'3" x 10'8" (3.43m x 3.25m) With upvc double glazed window to the front, built in wardrobe, radiator, power points and door to.

En-Suite Shower Room - Modern fitted suite comprising, shower cubicle, low level wc, wash hand basin, radiator and frosted window.



Bedroom Two - 10'6" x 8' (3.2m x 2.44m) With upvc double glazed window to the rear, fitted desk furniture, radiator and power points.

Bathroom - Fitted suite comprising, panelled bath with shower, low level wc, wash hand basin, radiator and frosted window.

Outside - To the side there is a driveway providing off road parking and pathway to the front door. The rear garden is a generous plot with paved patio leading to a lawned garden with further wood decked patio being fully enclosed by fencing.

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator, power points and door leading to.

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

Kitchen - 9'4" x 7'9" (2.84m x 2.36m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated washing machine, integrated fridge freezer, gas boiler supplying hot water and central heating, upvc double glazed window to the front and power points.

Lounge/Dining Room - 15'9" x 13'10" (4.8m x 4.22m) With upvc double glazed french doors and windows onto the rear garden, radiator, power points and tv point.

Firs Floor Landing - With upvc double glazed window to the side, access to the loft, built in storage cupboard and door to.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

