

York Road, 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		95
(81-91)	B	83	
(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	



47 York Road, Bourne, Lincolnshire, PE10 0ZF

O.I.E.O £230,000 Freehold

Winkworth are delighted to offer for sale this lovely three bedroom semi-detached home with landscaped rear garden plus garage and driveway providing parking for two cars to the rear. The property is immaculate throughout and benefits from, entrance hall with downstairs cloakroom, lounge with french doors to the garden and modern fitted kitchen/dining room with utility room off. The master bedroom benefits from an en-suite shower room, plus two further bedrooms and a family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a larger than average rear garden being fully enclosed and with gate giving access to the garage with further parking on the driveway. Please call for more information.

Three Bedroom Semi | Lounge & Kitchen Dining Room | Garage & Driveway | Utility Room | En-Suite to the Master Bedroom | Superbly Presented Throughout

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, tiled flooring and door leading to.

Downstairs Cloakroom - With low level wc, wash hand basin, radiator, tiled flooring and extractor fan.

Lounge - 15'5" x 9'9" (4.7m x 2.97m) With upvc double glazed window to the front and french doors to the rear, tiled flooring, radiator and power points.

Kitchen/Dining Room - 15'5" x 9'9" (4.7m x 2.97m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units with fitted worktop and upstands, built in oven and hob with extractor above, integrated fridge freezer, integrated dishwasher, gas boiler supplying hot water and central heating, upvc double glazed windows to the front and rear, tiled flooring, radiator and door leading to.

Utility Room - 5'5" x 5'2" (1.65m x 1.57m) With fitted worktop, space and plumbing for washing machine, tiled flooring and door to the rear garden.



First Floor Landing - With built in storage cupboard, upvc double glazed window to the rear and door leading to,

Bedroom One - 15'6" x 9'10" (4.72m x 3m) With upvc double glazed window to the front, radiator, power points and door leading to.

En Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Bedroom Two - 9'11" x 8'11" (3.02m x 2.72m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 9'11" x 6'3" (3.02m x 1.9m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - To the front there is a pathway leading to the front door. The rear garden is a generous landscaped garden with patio area leading to a well maintained lawned garden fully enclosed by fencing. There is access to the SINGLE GARAGE with driveway for two cars to the front of the garage.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

