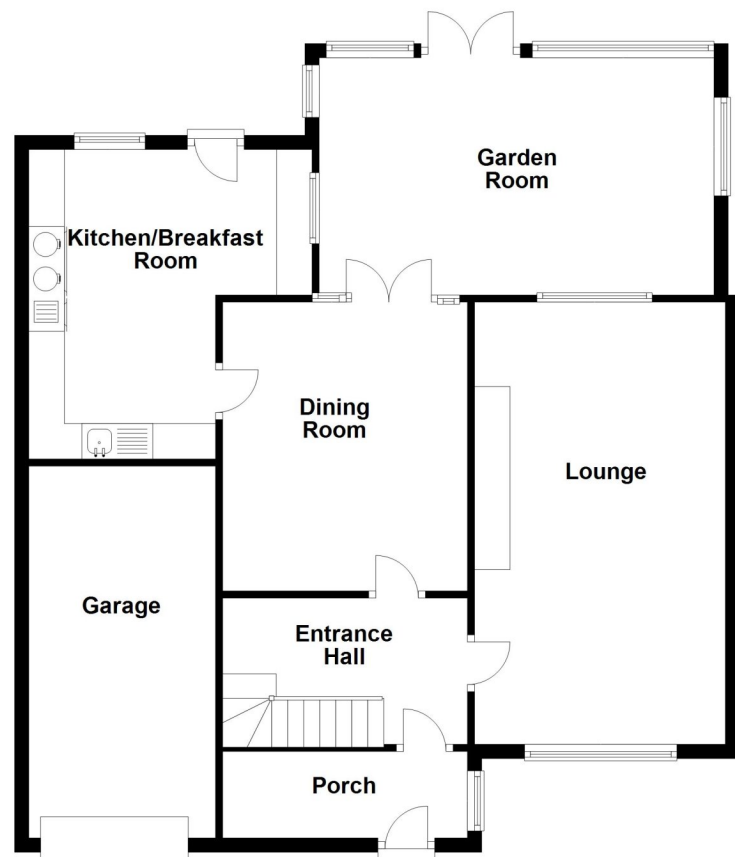


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland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

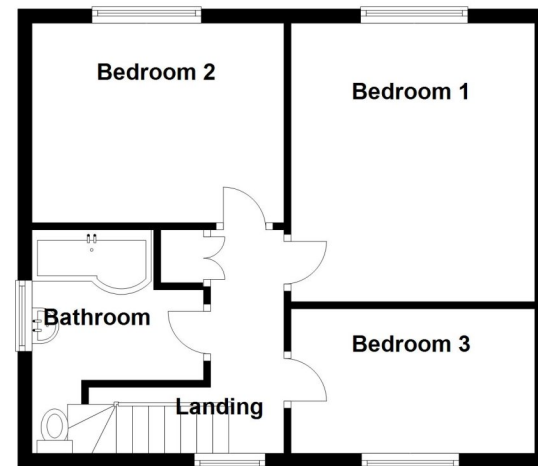
**Ground Floor**

Approx. 97.3 sq. metres (1047.0 sq. feet)



**First Floor**

Approx. 42.9 sq. metres (462.1 sq. feet)



Total area: approx. 140.2 sq. metres (1509.1 sq. feet)



**4 Godiva Crescent, Bourne, PE10 9QU**

**£269,950 Freehold**

Winkworth are delighted to offer for sale this stunning extended three bedroom semi detached home located within walking distance of Bourne woods and the town centre. The property has been much improved by the current vendors and benefits from, entrance hall with oak and glass staircase, lounge and separate dining room, fantastic garden room with french doors onto the garden and modern fitted kitchen/breakfast room. Upstairs there are three generous bedrooms and a family bathroom. Outside there is a driveway providing ample off road parking leading to a single garage and to the rear a lovely garden with wood decked patio, further paved patio, lawned garden and fully enclosed. Please call 01778 392807 for more information.

Extended Three Bedroom Semi-Detached Home | Walking Distance To Bourne Woods And Town Centre | Driveway With Ample Off-Road Parking | Single Garage | Fully Enclosed Rear Garden | Council Tax Band B

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See things differently.

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



**First Floor Landing** - With upvc double glazed window to the front, built in airing cupboard, loft access and door to.

**Bedroom One** - 12'2" x 11'2" (3.7m x 3.4m) With fitted furniture, radiator, upvc double glazed window to the rear.

**Bedroom Two** - 11'4" x 9'3" (3.45m x 2.82m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom Three** - 11'2" x 6'8" (3.4m x 2.03m) With upvc double glazed window to the front, radiator, fitted furniture and power points.



**Family Bathroom** - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled walls, radiator and frosted window.

**Outside** - To the front there is a double width driveway providing ample off road parking leading to a SINGLE GARAGE with up and over door, power and light. The rear garden have a paved patio with further wood decked patio leading to a lawned garden which is fully enclosed.

#### LOCAL AUTHORITY

South Kesteven District Council

#### ACCOMMODATION

**Porch** - With coat hanging space, upvc double glazed window to the side and door leading to.

**Entrance Hall** - With oak and glass stair case leading to the first floor, laminate flooring, radiator and door leading to.

**Lounge** - 19'4" x 11'10" (5.9m x 3.6m) With upvc double glazed windows to the front and rear, attractive feature fireplace, laminate flooring, radiator and power points.

**Dining Room** - 13'6" x 11'4" (4.11m x 3.45m) With laminate flooring, built in storage cupboard, radiator, door to the kitchen and double opening doors leading to.

**Garden Room** - 17'7" x 11'2" (5.36m x 3.4m) With upvc double glazed windows and french doors onto the garden, laminate flooring, power points and wall mounted electric heater.

**Kitchen/Breakfast Room** - 13'9" (4.2) x 13'1" (4) (narrowing to 8'8" (2.64)) With superb modern fitted units comprising, inset sink with cupboard below, excellent range of wall and base units, Corian worktops, space for range cooker with extractor fan above, integrated washing machine, integrated dishwasher, integrated fridge and freezer integrated tumble dryer, tiled flooring, radiator and upvc double glazed window and door to the rear garden.



#### TENURE

Freehold

#### COUNCIL TAX BAND

B

