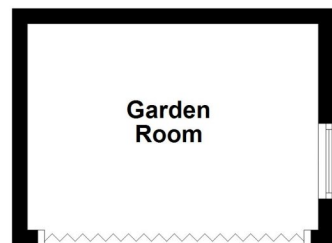


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU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



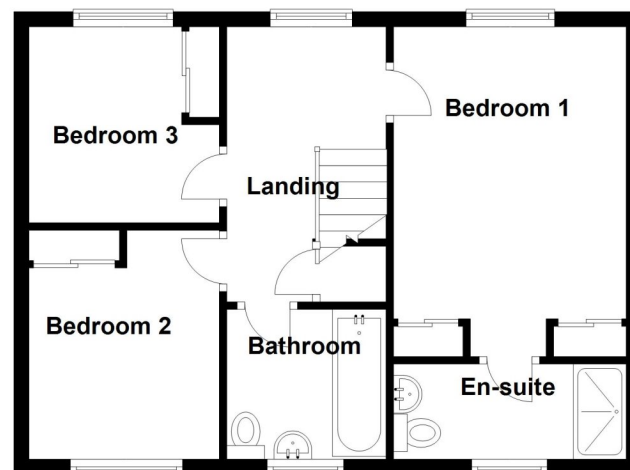
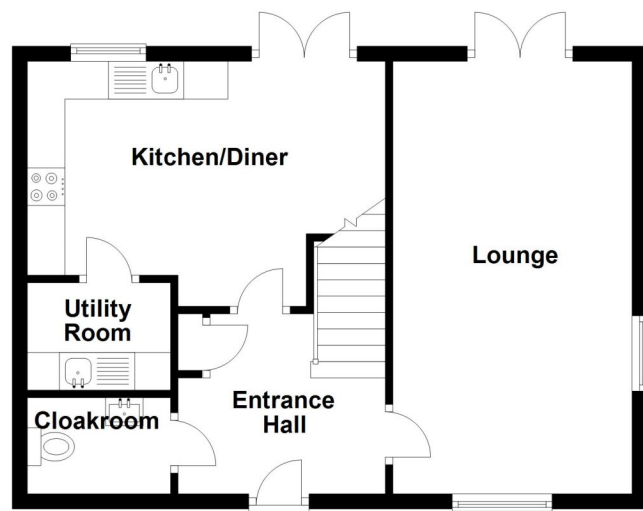
### Ground Floor

Approx. 56.6 sq. metres (609.1 sq. feet)



### First Floor

Approx. 45.4 sq. metres (489.2 sq. feet)



Total area: approx. 102.0 sq. metres (1098.3 sq. feet)



## 18 Newbury Crescent, Bourne, Lincolnshire, PE10 0JZ

O.I.E.O £295,000 Freehold

Winkworth are delighted to offer for sale this truly stunning three bedroom detached home with fantastic garden room making an ideal home office. The property has been much improved and benefits from lounge with Amtico flooring, modern fitted kitchen dining room with utility room off, downstairs cloakroom, master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and family bathroom. Outside there is a single garage with driveway to the side and further parking to the front and to the rear a lovely private garden backing onto mature trees with the advantage of artificial grass and access to the quality garden room with LVT flooring, Bi Folding doors and power and light. Please call 01778 392807 for more information.

Stunning three bedroom detached home | Fantastic garden room making an ideal home office | Single garage with driveway to the side | Further parking to the front and to the rear a lovely private garden | Artificial grass and access to the quality garden room with LVT flooring, Bi Folding doors and power and light

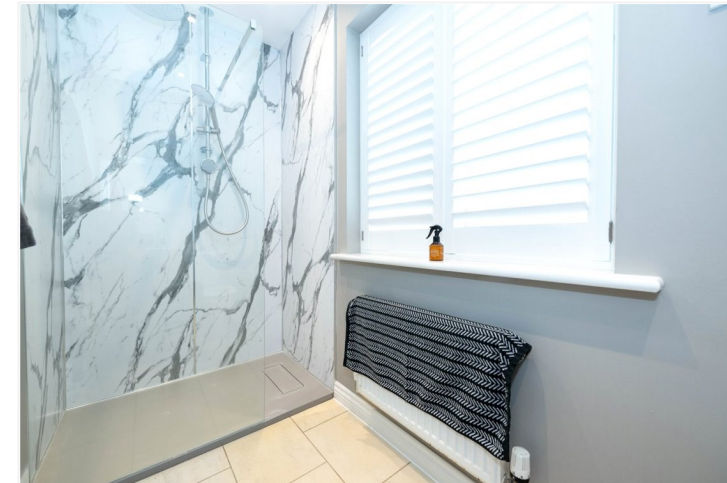
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bourne@winkworth.co.uk  
winkworth.co.uk/bourne

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**Winkworth**

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See things differently.



**first floor landing** - With UPVC double glazed window to the rear access to the loft built in storage and power points

**Bedroom one** - 14'4" x 10'4" (4.37m x 3.15m) With UPVC double glazed window and shutter to the rear, two built in wardrobes with sliding doors, feature tiled wall, radiator, power points and door leading through to

**En suite** - Modern fitted suite comprising newly fitted walk in shower with Mira WIFI controlled shower, low level wc, wash hand basin, radiator, UPVC double glazed frosted window with shutter

**Bedroom two** - 10'1" x 9'7" (3.07m x 2.92m) With UPVC double glazed window with shutter overlooking the front, built in wardrobes with sliding doors, radiator and power points

**Bedroom three** - 9'7" x 8'4" (2.92m x 2.54m) With UPVC double glazed window to the rear, built in wardrobes with sliding doors, radiator and power points

**Family Bathroom** - Modern fitted suite comprising panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, radiator, and UPVC double glazed frosted window with shutter

## ACCOMMODATION

**Entrance Hall** - With Amtico flooring, stairs leading to the first floor, built in storage cupboard, radiator, and door leading through to

**Downstairs cloakroom** - With low level wc, wash hand basin set in unit with cupboard below, Amtico flooring, and frosted window

**Lounge** - 18'6" x 10'5" (5.64m x 3.18m) With Amtico flooring, UPVC double glazed windows to the front and side, French doors leading to rear garden, radiator, power points and tv point

**Kitchen/dining room** - 15'7" x 10'8" (4.75m x 3.25m) With modern fitted units comprising one and a half bowl sink with unit with cupboard below, excellent range of wall and base units with fitted worktop and upstands, built in oven and hob, integrated fridge/freezer, integrated dishwasher, Amtico flooring, radiator, power points, UPVC double glazed window and French doors onto the rear garden and door leading through to

**Utility Room** - 6'8" x 4'7" (2.03m x 1.4m) With single drainer sink, range of wall and base units, space and plumbing or washing machine, and Amtico flooring



**Outside** - To the front there is a block paved drive providing off road parking for two cars. To the side there is a further driveway providing off road parking for two cars leading to a SINGLE GARAGE (currently divided into a home office with storage area to the front) The rear garden has a paved patio leading onto an artificial grass area with further wood decking patio with pergola providing a present sitting area. The garden is fully enclosed and offers an excellent degree of privacy.

**Garden Room** - 13'4" x 9'2" (4.06m x 2.8m) With LVT flooring, aluminium Bi Folding doors, further upvc double glazed window, power and light and wall mounted heater.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

C