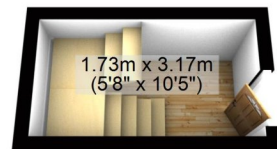
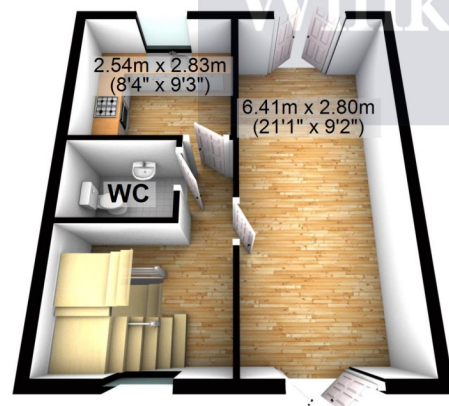


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Second Floor



## 4 The Gables, Bourne, Lincolnshire, PE10 0FY

£159,950 Freehold

Winkworth are delighted to offer for sale this modern three story two bedroom semi detached home built by Bovis homes located on the popular Elsea Park development giving easy access to the A15 road links to Peterborough. The property offers deceptive accommodation spread over three floors benefiting from, 21ft lounge/dining room with two feature Juliet balcony's, master bedroom with en-suite, further family bathroom and cloakroom, modern fitted kitchen/breakfast room, gas central heating to radiators, upvc double glazed windows. Outside there is a garage plus allocated parking to the rear making this home a must view. Please call 01778 392807 for more information.

Two Bedroom Semi Detached Home | Spacious 21ft Lounge | Ensuite to Master & Family Bathroom | Single Garage | Ideal For First Time Buyer/ Investment | EPC Rating C

Winkworth Bourne | 01778392807 |  
 bourne@winkworth.co.uk  
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See things differently.



**ACCOMMODATION**

**Entrance Door Leading To:**

**Entrance Hall** - With staircase leading to the first floor, power point and UPVC double glazed window to the side.

**First Floor Landing** - Stairs leading to the second floor, radiator, coved ceiling and door leading through to:

**Cloakroom** - Low level WC, wash hand basin, radiator, part tiled walls and extractor fan.

**Lounge** - 21'10" x 9'3" (6.65m x 2.82m) A bright and spacious room with two feature Juliet balconies to front and rear, coved ceiling, radiator, power points and TV point.

**Kitchen Breakfast Room** - 10'10" x 9'1" (3.3m x 2.77m) Modern fitted units comprising one and half bowl sink unit with cupboard below, excellent range of wall and base units, built-in stainless steel oven and hop with extractor hood above, integrated fridge freezer, integrated dishwasher, integrated washer dryer, tiled floor, part tiled walls, radiator and UPVC double glazed window overlooking the rear.

**Second Floor Landing** - Built-in airing cupboard and door to:



**Bedroom One** - 16'8" x 8'4" (5.08m x 2.54m) With built-in wardrobes, UPVC double glazed window to rear, radiator, power points and door leading through to:

**Ensuite** - Fully tiled shower cubicle, low level WC, wash hand basin, radiator and UPVC double glazed frosted window.

**Bedroom Two** - 9'4" x 9'1" (2.84m x 2.77m) UPVC double glazed window to rear, radiator and power points.

**Family Bathroom** - Panelled bath with shower attachment, low level WC, wash hand basin, part tiled walls, extractor fan and radiator.

**Outside** - To the front there is a lawned area with path way leading to the front door. To the rear there is a Single Garage in block with up and over door.

**Agents Note** - Please note that this property is situated on Elsea Park and as such is subject to the Elsea Park Management Fee. If you have any question please call 01778 392807.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

