

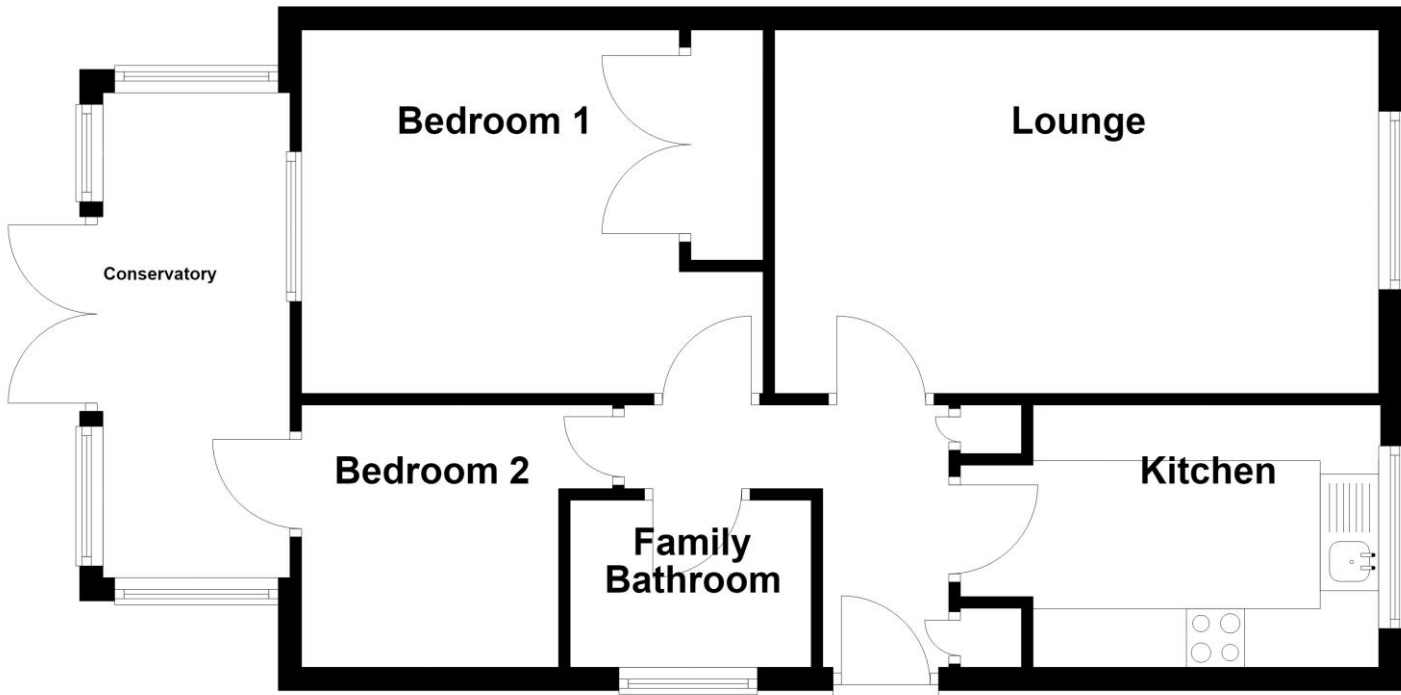
Heathcote Road, Bourne, Lincolnshire

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



Total area: approx. 57.3 sq. metres (616.3 sq. feet)



8 Heathcote Road, Bourne, PE10 9JT

£200,000 Freehold

A delightful well appointed two bedroom semi-detached bungalow situated in a popular location. Giving easy access to the town centre with its wide range of shopping facilities walking distance to Tesco Supermarket and bus service. The property is offered for sale with no ongoing chain, is easy to manage and low maintenance throughout. Benefits from entrance hall, lounge, kitchen, two bedrooms, bathroom and conservatory. The property also benefits from gas central heating to radiators, upvc double glazed windows. Outside to the front there is a driveway providing ample off road parking leading to a single garage and to the rear a gated fully enclosed, low maintenance garden. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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See things differently.



Family Bathroom - Three piece suite comprising low level WC, wash hand basin set in unit with cupboard below, shower cubicle with waterproof wall panelling, heated towel rail, UPVC double glazed frosted window

Conservatory - 13'7" x 5'3" (4.14m x 1.6m) Being part brick with UPVC double glazed windows all the way around and French doors into the rear garden, power points and radiator

Outside - There is a driveway leading to a single garage out the front of the property. The rear garden is low maintenance and fenced to all side with a gate for side access.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Entrance Hall

Kitchen - 11'9" x 7'4" (3.58m x 2.24m) Range of wall and base units, composite sink with mixer tap, UPVC double glazed window to the front, electric hob with extractor fan above, brand new electric eye level oven, space for washing machine, space for fridge

Lounge - 17' x 10'2" (5.18m x 3.1m) UPVC double glazed window to the front, electric feature fireplace, radiator, power points, tv point

Bedroom One - 13' x 9'9" (3.96m x 2.97m) Window to the rear, built in wardrobes, power points, radiator

Bedroom Two/Dining Room - 8'6" x 7'8" (2.6m x 2.34m) UPVC double glazed french doors into the conservatory, radiator, power points, tv point

