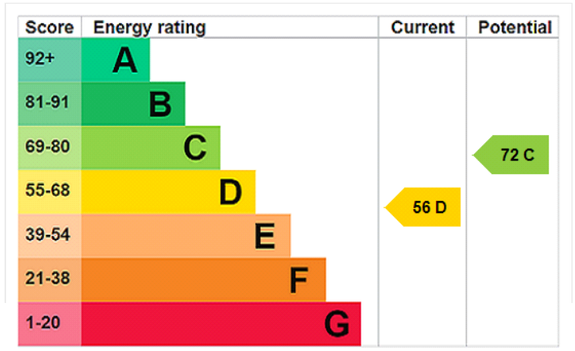
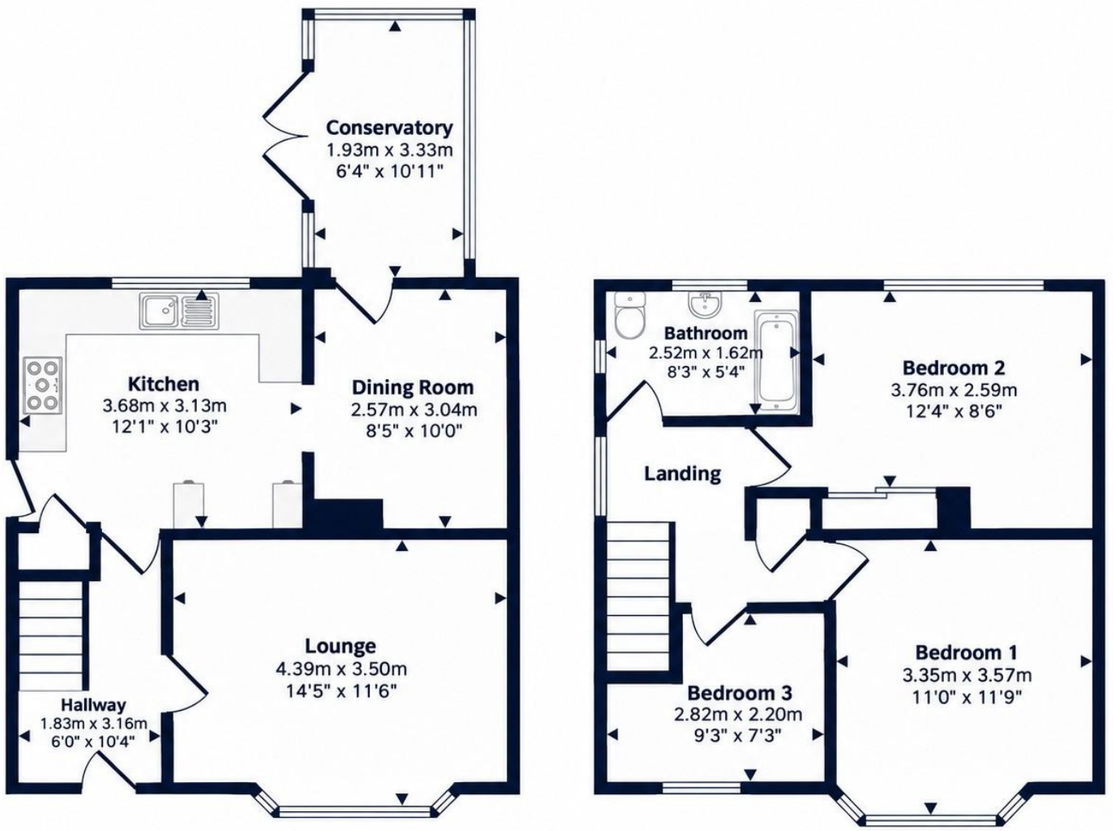
Edinburgh Crescent, Bourne

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.





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

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25 Edinburgh Crescent, Bourne, PE10 9DU

£220,000 Freehold

A stunning three bedroom end of terraced family home located just off the sought after Mill Drove area within walking distance of the town centre. The property has been much improved by the current vendors and benefits from, lounge with bay window, separate dining room, modern fitted kitchen, three bedrooms and modern fitted bathroom. The property also benefits from upvc double glazed windows and gas central heating to radiators. Outside there is a driveway providing off road parking and to the rear a large lawned garden with paved patio area and fully enclosed with side access. Please call 01778 392807 for more information.

3 Bedroom End Of Terrace House | Gas Central Heating | UPVC Double Glazing | Enclosed Rear Garden | Council Tax Band A | EPC D

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ACCOMMODATION

Door leading through to:

Entrance Hall - With laminate flooring, stairs leading to the first floor, coved ceiling and door leading through to

Lounge - 14'9" x 11'3" (4.5m x 3.43m) With UPVC double glazed bay window overlooking the front, laminate flooring, coved ceiling, radiator, power points and TV point.

Kitchen - 12'3" x 11'3" (3.73m x 3.43m) With modern fitted units comprising sink with cupboard below, excellent range of wall and base units, space for range cooker, space for American style fridge/freezer, space and plumbing for washing machine, integrated dishwasher, wall mounted boiler supplying hot water and central heating, under stairs storage cupboard, UPVC double glazed window overlooking the rear, door leading to the side, tiled flooring and archway leading through to

Dining Room - 10'6" x 8'8" (3.2m x 2.64m) With coved ceiling, radiator, power points, laminate flooring, sliding doors leading through to

Conservatory - 11'6" x 7'7" (3.5m x 2.3m) Being half brick with UPVC double glazed windows and doors on to the rear garden.









First Floor Landing - With access to the loft, built in storage cupboard, UPVC double glazed window to the side and door leading through to

Bedroom One - 15' (4.57) narrowing to 12'4" (3.76) x 9'3" (2.82) With built in mirror fronted wardrobes, UPVC double glazed window overlooking the rear, radiator and power points.

Bedroom Two - 11'5" x 11' (3.48m x 3.35m) With UPVC double glazed bay window overlooking the front, radiator, power points and coved ceiling.

Bedroom Three - 8'2" x 7'11" (2.5m x 2.41m) With UPVC double glazed window to the front, radiator and power points.

Family Bathroom - With modern fitted suite comprising panelled bath with wall mounted shower and glass screen, low level WC, wash hand basin, part tiled walls, heated towel rail and UPVC double glazed frosted window.

Outside - To the front there is a gravelled driveway providing off-road parking. The rear garden has a generous sized established garden with block paved patio leading on to lawned garden with attractive flower and shrub borders, fencing to all sides, space for hot tub and side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A