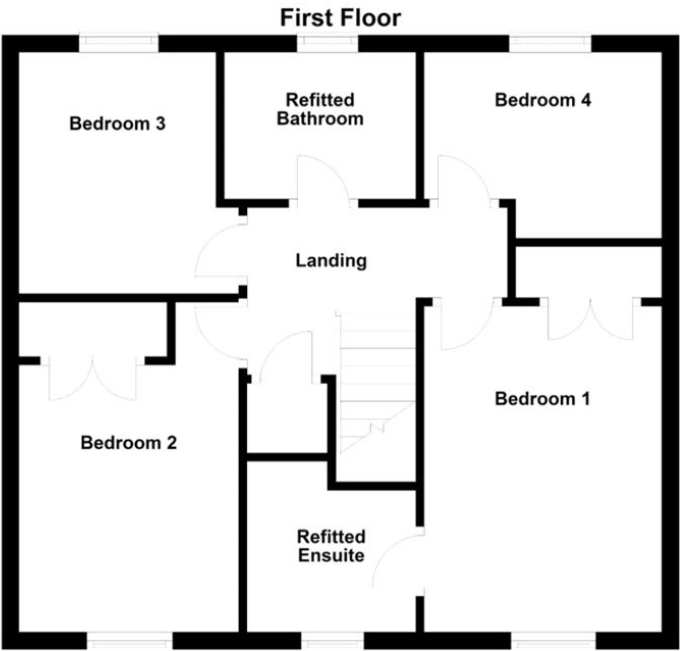
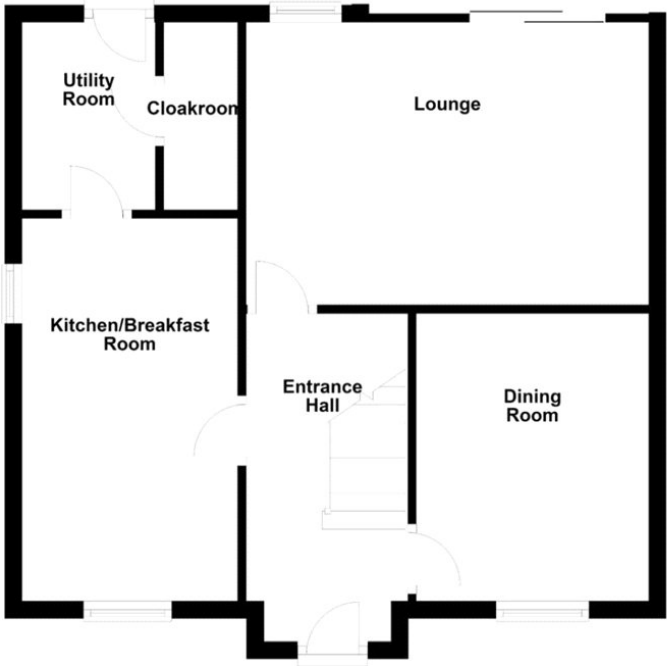


Leytonstone Lane, Bourne, Lincolnshire

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	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1 Leytonstone Lane, Bourne, Lincolnshire, PE10

£260,000 Freehold

Winkworth are delighted to offer for sale this immaculately presented four bedroom detached family home, offered with no onward chain. The property benefits from a refitted kitchen, utility room, en-suite shower room and family shower room, together with spacious and versatile accommodation, a fully enclosed rear garden and single garage. The ground floor comprises an entrance hall with downstairs cloakroom, separate dining room, good-sized rear lounge and a superb refitted kitchen. The kitchen features an extensive range of wall and base units, quartz work surfaces, built-in breakfast bar and integrated AEG appliances. The adjoining utility room has also been refitted with matching quartz work surfaces, base units and plumbing for a washing machine. The lounge benefits from double-glazed patio doors opening onto the rear garden. Upstairs, the master bedroom features built-in wardrobes

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See things differently.



Bedroom Three - 9'2" x 7'3" (2.8m x 2.2m)

Bedroom Four - 8'10" x 7'3" (2.7m x 2.2m)

Bathroom

Garage

Agents note - Please note this property is subject to the Elsea Park Management Fee of £290 per annum.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D

ACCOMMODATION

Entrance Hall

Lounge - 15'5" x 10'10" (4.7m x 3.3m)

Dining Room - 10'10" x 8'10" (3.3m x 2.7m)

Kitchen/Breakfast Room - 14'5" x 8'2" (4.4m x 2.5m)

Utility Room - 7'3" x 4'11" (2.2m x 1.5m)

Downstairs Cloakroom

First Floor Landing

Bedroom One - 12'6" x 9'2" (3.8m x 2.8m)

En-Suite Shower Room

Bedroom Two - 12'6" x 8'6" (3.8m x 2.6m)

