

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



14 Bates Close, Bourne, Lincolnshire, PE10 2AU

£279,995 Freehold

Winkworth are delighted to offer for sale this beautifully presented four-bedroom town house, thoughtfully arranged over three floors and benefiting from a landscaped west-facing rear garden, driveway and single garage. The property offers spacious and versatile accommodation, ideal for modern family living. The ground floor provides study/bedroom four, downstairs cloakroom and to the rear of the property an open plan kitchen/dining/family room. The kitchen is modern and fitted with integrated appliances. The first floor provides a lounge and the master bedroom which benefits from a modern en-suite with walk-in shower, while the lounge enjoys attractive views over the pond to the front of the property. On the second floor there is a further two bedrooms and a modern fitted family bathroom. Outside, the property benefits from a front garden, driveway to the side with ample off-road parking, EV charging point and access to the single garage. The rear garden offers a generous patio, lawn and mature planted borders, creating a private and attractive outdoor space. An internal viewing is highly recommended to appreciate the space, versatility and quality of accommodation on offer.

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See things differently.



Lounge - 12'11" x 11'11" (3.94m x 3.63m) UPVC double glazed window to the front, radiator and power points

Bedroom One - 12'11" x 10' (3.94m x 3.05m) UPVC double glazed window to the rear, radiator, power points and door through to

En Suite - 6'11" x 5'1" (2.1m x 1.55m) UPVC double glazed frosted window to the side, low level WC, wash hand basin, heated towel rail, fully tiled shower cubicle and extractor fan



Second Floor Landing - Radiator, power points and loft access

Bedroom Two - 12'11" x 11'5" (3.94m x 3.48m) Power points, radiator and Velux window to the rear

Bedroom Three - 12'11" x 9'5" (3.94m x 2.87m) Radiator, power points, storage cupboard and UPVC double glazed window to the front

Family Bathroom - 6'5" x 5'7" (1.96m x 1.7m) A modern fitted suite comprising low level WC, wash hand basin, panelled bath with shower over, radiator, UPVC double glazed frosted window to the side



Outside - To the front of the property there is a small lawned garden overlooking a pond/greenspace, with driveway to the side of the property leading to a single garage and side access to the rear garden.

The west-facing rear garden has been landscaped with mature flower and shrub borders around the sides. There is a paved patio accessed from the patio doors at the rear of the property making a great entertainment space.

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

C

ACCOMMODATION

Entrance Hall - 13'5" x 5'7" (4.1m x 1.7m) Power points, radiator, storage cupboard housing combi boiler

Study - 9' x 6'2" (2.74m x 1.88m) UPVC double glazed window to the front, power points and radiator

Downstairs Cloakroom - 5'1" x 3' (1.55m x 0.91m) Low level WC, wash hand basin, radiator, extractor fan

Kitchen/Diner/Family Room - 20' x 12'11" (6.1m x 3.94m) A bright room providing a great family space. The modern fitted kitchen comprises base and eye level units, built in fridge/freezer, built in washer/dryer, built in dishwasher, gas hob with extractor hood over and electric oven and is open to the family/dining room where there is power points, radiator, understairs storage and UPVC double glazed windows and patio doors into the rear garden.

First Floor Landing - Radiator power points and stairs to second floor