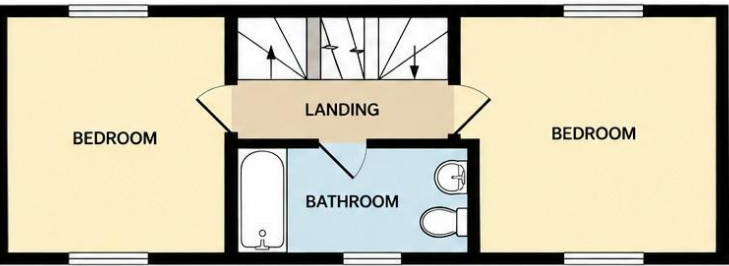


Bath Close, Bourne, Lincolnshire

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		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



6 Bath Close, Bourne, PE10 0WX

£280,000 Freehold

Winkworth are delighted to offer for sale this well-presented three-bedroom detached town house, situated on the popular Elsea Park development in Bourne. The property offers spacious and versatile accommodation arranged over three floors, making it well suited to a range of buyers. The ground floor comprises an entrance hall with downstairs cloakroom, a fitted kitchen/breakfast room and a generous lounge, providing a comfortable living space. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor offers a master suite with dressing area and en suite. Outside, the property benefits from a driveway providing off-road parking and a single garage. To the rear is a lovely, enclosed garden offering a good degree of privacy, with a pleasant combination of lawn and patio space, ideal for outdoor seating and entertaining. The property is conveniently placed for Bourne's range of local amenities, shops and schools. An internal viewing is highly recommended to fully appreciate the accommodation, layout and outside space on offer.

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Three Storey Detached Town House | Single Garage & Driveway | Master with En Suite | Ideally Position for Local Amenities, shops & Schools | EPC Rating C | Council Tax Band - D



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See things differently.



ACCOMMODATION

Entrance Hall - Radiator, understairs storage cupboard, stairs to first floor

Downstairs Cloakroom - Low level WC, radiator, extractor fan, pedestal wash hand basin

Lounge - 15'5" x 10'11" (4.7m x 3.33m) UPVC double glazed bay window to the front, UPVC double glazed patio doors to rear garden, wood effect flooring, electric feature fireplace, power points and radiator

Kitchen/Breakfast Room - 22' x 9' (6.7m x 2.74m) An excellent space for a dining room table with UPVC double glazed window to the front, power points and Radiator. The kitchen has an extensive range of wall and base units, with built in fridge/freezer, built in dishwasher, space and plumbing for washing machine, one and a half bowl stainless steel sink with drainer, eye level oven & grill, gas hob with extractor over, UPVC double glazed patio doors to rear garden.

First Floor Landing - Stairs to second floor, radiator and power points

Bedroom Two - 15'5" x 9'1" (4.7m x 2.77m) UPVC double glazed window to front and rear, power points, two radiators



Bedroom Three - 15'5" x 10' (4.7m x 3.05m) UPVC double glazed window to front and rear, two radiators and power points

Family Bathroom - UPVC double glazed frosted window to front, heated towel rail, low level WC, pedestal wash hand basin, panelled bath, part tiled walls, extractor fan

Second Floor Landing - door through to

Bedroom One - 15'5" x 10'10" (4.7m x 3.3m) built in airing cupboard, 1 velux window to rear and UPVC double glazed window to front, two radiators, power points, built in storage, archway through to:

Dressing area 7'9" x 6'9" - radiator, loft access, velux window to front, door to en suite and built in wardrobe

En Suite - fully tiled shower cubicle, extractor fan, wash hand basin with cupboard below, heated towel rail, low level WC, velux window to rear

Outside - To the front of the property there is a single garage and parking for 2 cars.

The rear garden is a particular feature of the property being mainly laid to lawn with a substantial patio space and mature flower and shrub borders, it is fully enclosed to all sides with a gated side access. The garden has a good degree of privacy and backs onto the grounds of a local school.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

