

Ascot 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.

EPC To Follow



16 Ascot Close, Bourne, PE10 0WL

£210,000 Freehold

Winkworth are delighted to offer for sale this well-presented three bedroom town house, situated within this popular residential location on Ascot Close, Bourne. The property offers spacious and versatile accommodation arranged over three floors, with the added benefit of an en-suite to the master bedroom. The ground floor comprises a welcoming entrance hall with downstairs cloakroom, fitted kitchen and a generous lounge/diner with French doors providing access to the outside space. To the first floor are two further well-proportioned bedrooms, and a family bathroom. The second floor is dedicated to the impressive master bedroom, which benefits from an en-suite shower room, fitted wardrobes and additional storage. Outside, the property benefits from an enclosed rear garden, providing a pleasant space for outdoor seating and entertaining. The property also offers allocated parking. An internal viewing is highly recommended to fully appreciate the space, versatile accommodation and layout this property has to offer.

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ACCOMMODATION

Entrance Hall - Half glazed door to front, stairs to first floor and radiator.

Downstairs Cloakroom - Fitted with a two-piece suite comprising WC and wash hand basin, part tiled walls, radiator and UPVC window to front.

Kitchen - 11'11" x 7'11" (3.63m x 2.41m) Fitted with a range of base and eye level units, sink with mixer tap, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for washing machine and dishwasher, fridge freezer space and downlights.

Lounge - 15'1" x 15' (4.6m x 4.57m) French doors to garden, two radiators and under stairs storage cupboard.

First Floor Landing - Storage cupboard

Bedroom Two - 15' x 11'1" (4.57m x 3.38m) UPVC window to rear and radiator.

Bedroom Three - 9'9" x 7'10" (2.97m x 2.4m) UPVC window to front and radiator.



Family Bathroom - Fitted with a three-piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, 3/4 tiled walls, extractor fan, shaver point

Study - 6'10" x 6' (2.08m x 1.83m) UPVC window to front, radiator and stairs to first floor.

Bedroom One - 15'4" x 15' (4.67m x 4.57m) Dormer window to front, fitted wardrobes, two storage cupboards and radiator.

En Suite - Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, shaver point, part tiled walls and Velux window to rear.



Outside - There is off road parking to the front for two vehicles.

The rear garden is laid to lawn with paved patio, shed, gated side access and enclosed by fencing.

Agent Note - This property is subject to the Elsea Park Management fee of approx. £290 per annum

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

SERVICE CHARGE

£0

GROUND RENT

£0

DIRECTIONS

