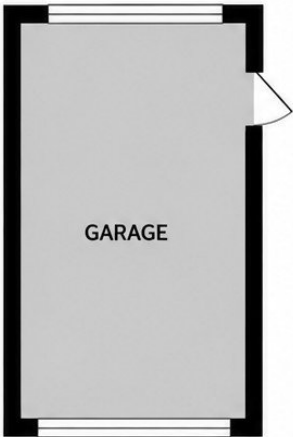
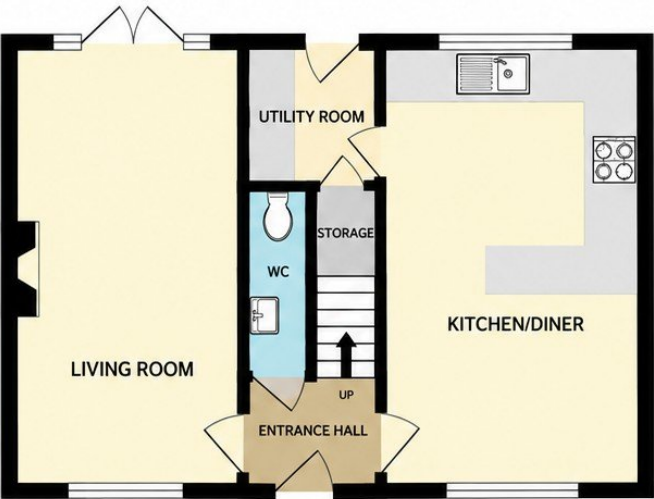


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

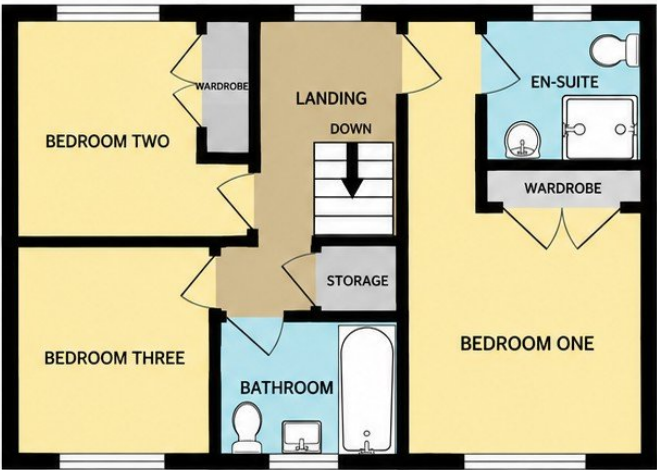


(Located to the rear)

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



ELSEA PARK WAY, BOURNE PE10 0QT

TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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5 Elsea Park Way, Bourne, Lincolnshire, PE10 0QT

£250,000 Freehold

This modern three-bedroom detached home is pleasantly positioned on the ever-popular Elsea Park development and offers well-proportioned accommodation ideal for couples and families alike. The ground floor features an entrance hall with downstairs cloakroom, a spacious dual-aspect living room with French doors opening directly onto the rear garden, and a generous kitchen/dining room providing plenty of space for everyday dining and entertaining. There is also the added benefit of a separate utility room. Upstairs, the property offers three good-sized bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own en-suite shower room. Bedroom two also features fitted storage, while the remaining bedrooms are served by the family bathroom. Outside, the property enjoys an enclosed, low-maintenance rear garden with artificial lawn, decorative gravel and a seating area, creating an excellent space for outdoor entertaining. A detached single garage is positioned to the rear, providing useful parking and storage. Located within the sought-after Elsea Park development, the property is well placed for access into Bourne town centre, local schools and amenities, making this an excellent modern family home.

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Winkworth

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See things differently.



First Floor Landing - With door leading to:

Bedroom One - 9'10" x 9'8" (3m x 2.95m) With upvc double glazed window to the front, built in wardrobes, radiator, power points and door leading to:

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Bedroom Two - 9'5" x 8'6" (2.87m x 2.6m) With upvc double glazed window to the rear, built in wardrobe, radiator and power points.

Bedroom Three - 9' x 8'11" (2.74m x 2.72m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - With panelled bath, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside

The property is approached via a pleasant frontage enclosed by attractive black wrought-iron railings, with a paved pathway leading to the front entrance and established hedging providing greenery to the side. A pathway continues alongside the property, while the garage is conveniently positioned to the rear.

The enclosed rear garden has been designed for low-maintenance enjoyment, featuring a central area of artificial lawn surrounded by decorative gravel and paved pathways. A paved seating area provides an ideal space for outdoor dining and entertaining, while timber fencing offers a good degree of privacy. Gated access leads through to the garage positioned at the rear.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Hall - With laminate flooring, stairs leading to the first floor and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, radiator and extractor fan.

Lounge - 17'8" x 9'6" (5.38m x 2.9m) With laminate flooring, attractive feature fireplace, upvc double glazed window to the front, french doors to the rear, radiator and power points.

Kitchen/Dining Room - 17'8" x 9'6" (5.38m x 2.9m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge and freezer, space and plumbing for dishwasher, tiled flooring, radiator, upvc double glazed window's to the front and rear and door to:

Utility Room - 6'2" x 5'2" (1.88m x 1.57m) With fitted worktop, space and plumbing for washing machine and tumble dryer, under stairs storage, wall mounted gas boiler, tiled flooring and door to the rear garden.

