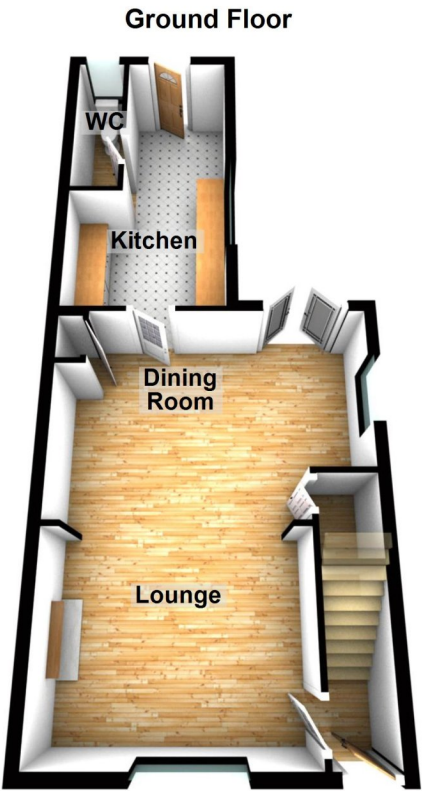


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



28 Harrington Street, Bourne, Lincolnshire, PE10 9HB

£200,000 Freehold

Located within walking distance of the town centre this spacious two bedroom semi detached home benefits from a large established garden and has no ongoing chain. The property has been much improved and benefits from, spacious open plan lounge and dining room, modern fitted kitchen with downstairs cloakroom off, two generous bedrooms and an upstairs bathroom. The property also benefits from gas ventral heating to radiators and upvc double glazed window. Outside there is a driveway providing off road parking for two cars and to the rear and generous established garden ideal for outside entertaining. Please call 01778 3902807 for mor information.

Well Presented | Two Bedroom | Semi Detached House | South Facing Rear Garden |  
Close To Town | EPC Rating D

Winkworth Bourne | 01778392807 |  
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ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, wood effect flooring and door to.

**Lounge** - 14'1" x 10'1" (4.3m x 3.07m) A bright and spacious room with feature fireplace with wood burning stove, wood effect flooring, radiator, power points, upvc double glazed window to the front and open to.

**Dining Room** - 15'2" x 11'2" (4.62m x 3.4m) With wood effect flooring, french doors leading to the garden, built in storage cupboard, cupboard housing gas boiler supplying hot water and central heating, radiator, power points and door to.

**Kitchen** - 16'11" (5.16) x 9'1" (2.77) narrowing to 6'2" (1.88) With modern fitted kitchen with extensive range of wall and base units comprising, ceramic sink with cupboard under, solid oak work tops, built in oven and hob with extractor above, integrated dishwasher, integrated washing machine, space for fridge freezer, part tiled walls, tiled flooring, radiator, upvc double glazed window to the side, door to the rear and door to

**Downstairs Cloakroom** - With low level wc, wash hand basin and upvc double glazed window



**First Floor Landing** - With loft access, upvc double glazed window to the side and door to

**Bedroom One** - 11'6" x 10'3" (3.5m x 3.12m) With built in mirror fronted wardrobes, over stairs storage/dressing area, upvc double glazed window to the front, radiator, laminate flooring.

**Bedroom Two** - 11'7" x 8'10" (3.53m x 2.7m) With upvc double glazed window to the rear, radiator, power points, built in airing cupboard and laminate flooring.

**Family Bathroom** - Modern fitted suite comprising, panelled bath, low level wc, wash hand basin, heated towel rail and upvc double glazed fronted window.

**Outside** - There is a driveway providing off road parking for two cars and to the rear there is a patio area leading onto a large established lawned garden with shrub borders being fully enclosed with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

A

