
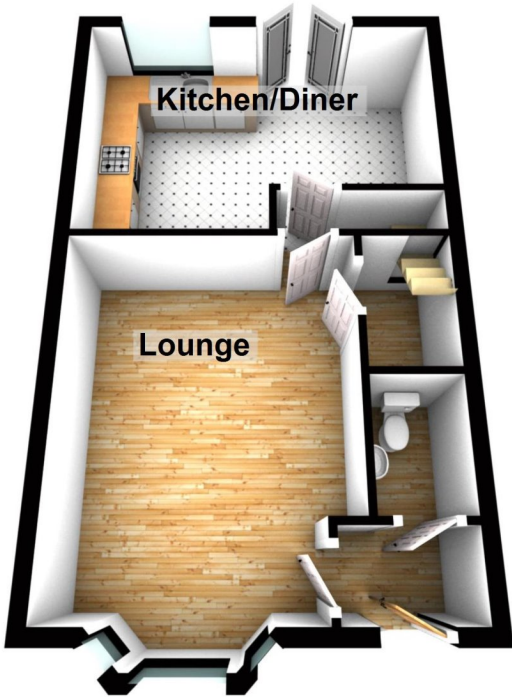


Great Leighs, Bourne

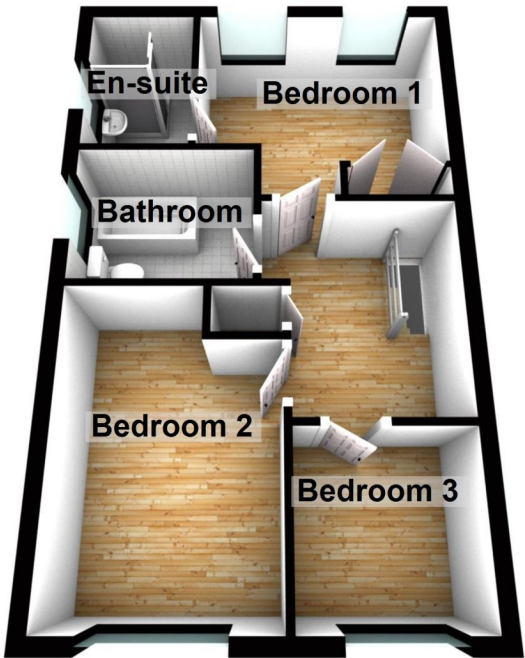
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



16 Great Leighs, Bourne, PE10 0WF

£215,000 Freehold

A superbly presented three bedroom home built by David Wilson homes located on the popular Elsea Park development giving easy access to the A15 road link to Peterborough with its main line train station to London/Kings Cross. The property is well positioned in an off road position overlooking a park benefits from, bright and spacious lounge, kitchen/dining room, downstairs cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom. Outside there is a fully enclosed lawned garden and to the side a driveway providing parking for two cars. Please call 01778 392807 for more information.

Three Bedroom End Of Terrace House | David Wilson Build | Master Bedroom With En Suite | Off Street Parking To The Side | UPVC Double Glazing | EPC Rating C

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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See things differently.



Bedroom One - 10'11" x 10' (3.33m x 3.05m) Two UPVC double glazed windows overlooking the rear, radiator, power points, fitted wardrobes and door leading through to

Bedroom Two - 12'9" x 8' (3.89m x 2.44m) UPVC double glazed window overlooking the front, radiator and power points

Bedroom Three - 7'7" x 7'2" (2.3m x 2.18m) UPVC double glazed window overlooking the front, radiator and power points

Bathroom - A modern fitted suite comprising panelled bath, low level WC, wash hand basin, part tiled walls, heated towel rail and UPVC double glazed frosted window



Outside - The rear garden has a paved patio leading onto a fully enclosed lawned garden with side access. To the side there is off road parking for two cars.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

ACCOMMODATION

Entrance Hall - With radiator, door to the lounge and door to.

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

Lounge - 15'1" x 11'11" (4.6m x 3.63m) UPVC double glazed bay window to the front, understairs storage cupboard, radiator, power points, tv point and door leading through to

Inner Hall - Stairs leading to the first floor and door leading through to

Kitchen/Dining Room - 15'11" x 12'2" (4.85m x 3.7m) Superb modern fitted units comprising one and a half bowl sink unit with cupboard below, excellent range of wall and base units, built-in oven and hob with extractor fan above, space for fridge/freezer, integrated washing machine, integrated dishwasher, down lighters, up stands and UPVC double glazed French doors and window onto the rear garden

First Floor Landing - Access to the loft, built-in storage cupboard and door leading through to

