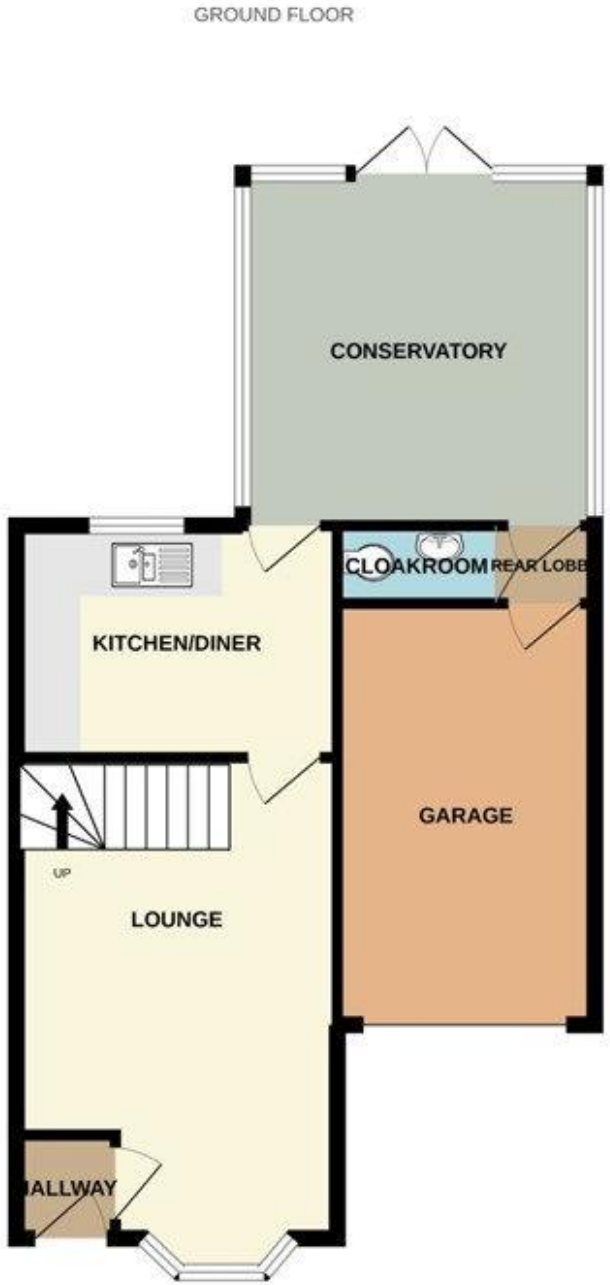


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		



## 15 Foxley Court, Bourne, Lincolnshire, PE10 9TA

£229,950 Freehold

Offered for sale with no ongoing chain this deceptively large three bedroom home is located on a popular development on the northern side of Bourne that really must be viewed to fully appreciate the accommodation on offer. The property offers a spacious living room with bay window, kitchen/dining room, a generous conservatory with useful downstairs cloakroom off. On the first floor there are three generous bedrooms and a modern fitted bathroom suite. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a driveway providing off road parking leading to an integral garage and to the rear a fully enclosed easy to maintain garden. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

See things differently.





**First Floor Landing** - With built in airing cupboard and door leading to:

**Bedroom One** - 11'8" x 11'6" (3.56m x 3.5m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Two** - 9'4" x 7'9" (2.84m x 2.36m) With upvc double glazed window to the front, built in wardrobe, radiator and power points.

**Bedroom Three** - 9'6" x 8'4" (2.9m x 2.54m) With upvc double glazed window to the rear, built in wardrobe, radiator and power points.

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

**Outside** - To the front there is a driveway providing off road parking leading to an integral garage with up and over door. The rear garden is fully enclosed and easy to maintain with paved patio and gravelled area.

**ACCOMMODATION**

**Entrance Hall** - With door leading to:

**Lounge** - 16'8" x 11'8" (5.08m x 3.56m) With laminate flooring, upvc double glazed bay window to the front, stairs leading to the first floor, radiator, power points and door leading to:

**Kitchen** - 11'8" x 8'1" (3.56m x 2.46m) With fitted units comprising, stainless steel sink with cupboard below, excellent range of wall and base units, space for cooker, space and plumbing for washing machine, space for fridge, wall mounted boiler supplying hot water and central heating, part tiled walls, laminate flooring, upvc double glazed window to the rear and door leading to:

**Conservatory** - 12'3" x 12'3" (3.73m x 3.73m) Being half brick with upvc double glazed windows and french doors onto the rear garden, laminate flooring, power points and door leading to:

**Downstairs Cloakroom** - With low level wc and wash hand basin.



**LOCAL AUTHORITY**

South Kesteven

**TENURE**

Freehold

**COUNCIL TAX BAND**

B