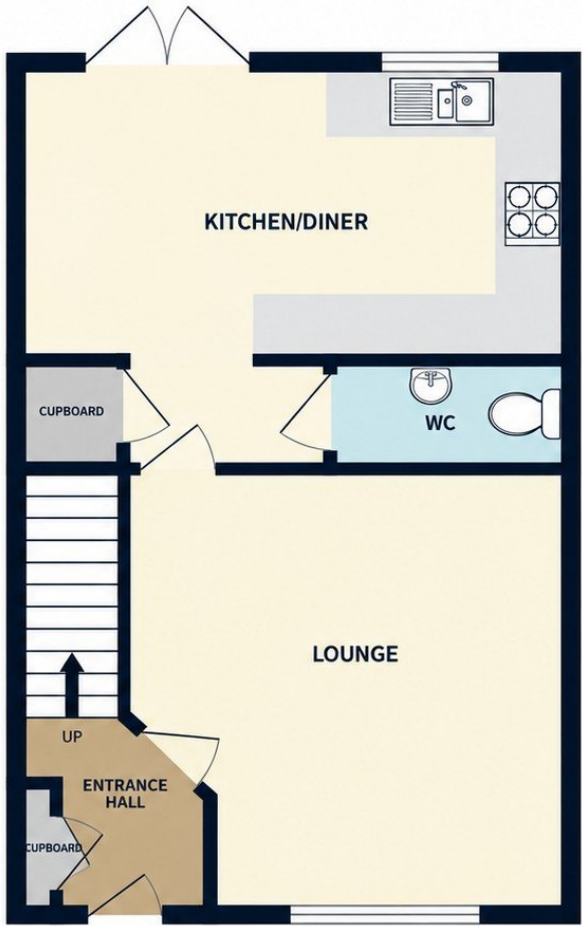


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



62 Spa Chase, Bourne, Lincolnshire, PE10 2AH

£225,000 Freehold

This modern property offers well-planned accommodation, ideal for first-time buyers, young families or those looking to downsize. The ground floor comprises an entrance hall, a spacious and comfortable lounge, a useful downstairs cloakroom and a modern kitchen/dining room fitted with sleek white units and contrasting worktops, with French doors opening directly onto the rear garden. Upstairs, the property offers three bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a modern family bathroom. Outside, the property benefits from off-road parking for two vehicles positioned side by side. The beautifully landscaped rear garden is a particular feature, having been thoughtfully designed with a central lawn, decorative gravel pathways, paved seating areas and an abundance of established shrubs and colourful planting. A timber summerhouse provides an attractive focal point, whilst mature hedging and timber fencing offer a good degree of privacy.

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.



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator and door to.

Lounge - 14'2" x 12'2" (4.32m x 3.7m) With upvc double glazed window to the front, radiator, power points and door leading to.

Inner Hall - With large under stairs storage cupboard, open to the kitchen and door to.

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

Kitchen/Dining Room - 15'8" x 9'9" (4.78m x 2.97m) 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 above, integrated washer/dryer, integrated dishwasher, integrated fridge freezer, radiator, power points and french doors onto the rear garden.

First Floor Landing - With radiator and door leading to.

Bedroom One - 11'6" x 10'1" (3.5m x 3.07m) Upvc double glazed window overlooking the front, built in wardrobes, radiator, power points and door leading to.

En-Suite Shower Room - With fully tiled shower cubicle, low level wc, wash hand basin, heated towel rail and upvc double glazed frosted window and extractor fan.

Bedroom Two - 11'3" x 8'2" (3.43m x 2.5m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 11'3" x 6'8" (3.43m x 2.03m) With upvc double glazed window to the rear, radiator and power points

Family Bathroom - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, heated towel rail and extractor fan.

Outside - To the front there is a block paved driveway providing off road parking for two cars side by side.

The beautifully landscaped rear garden has been thoughtfully designed to provide an attractive, low-maintenance outdoor space. A central lawn is surrounded by decorative gravel pathways, paved seating areas and an abundance of established shrubs, colourful planting and potted flowers. Stepping stones lead through the garden to a timber summerhouse, whilst timber fencing and mature hedging provide a good degree of privacy. This delightful garden offers a wonderful setting for outdoor relaxation and entertaining.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B