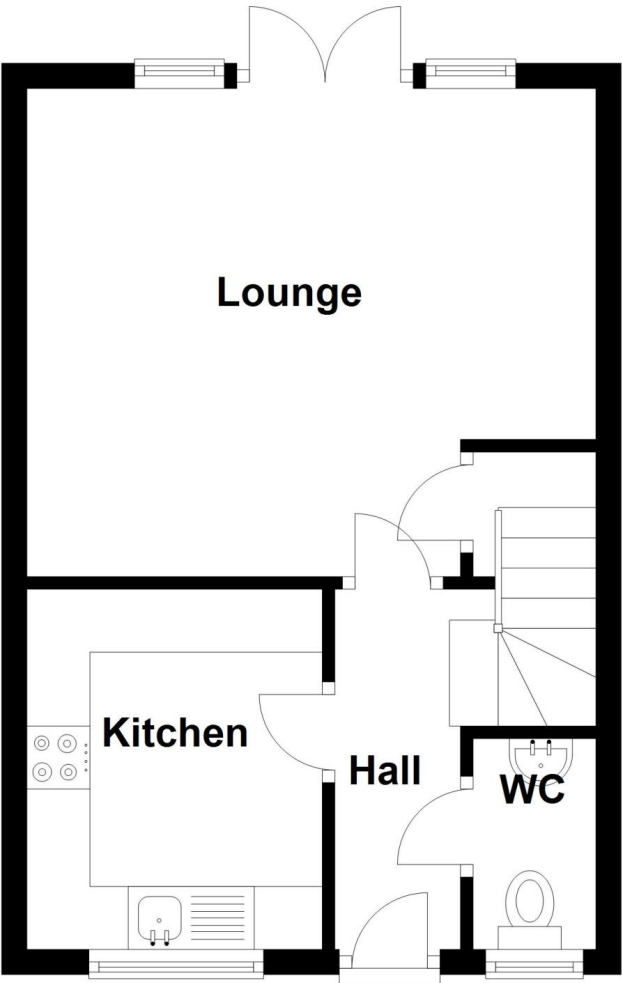


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

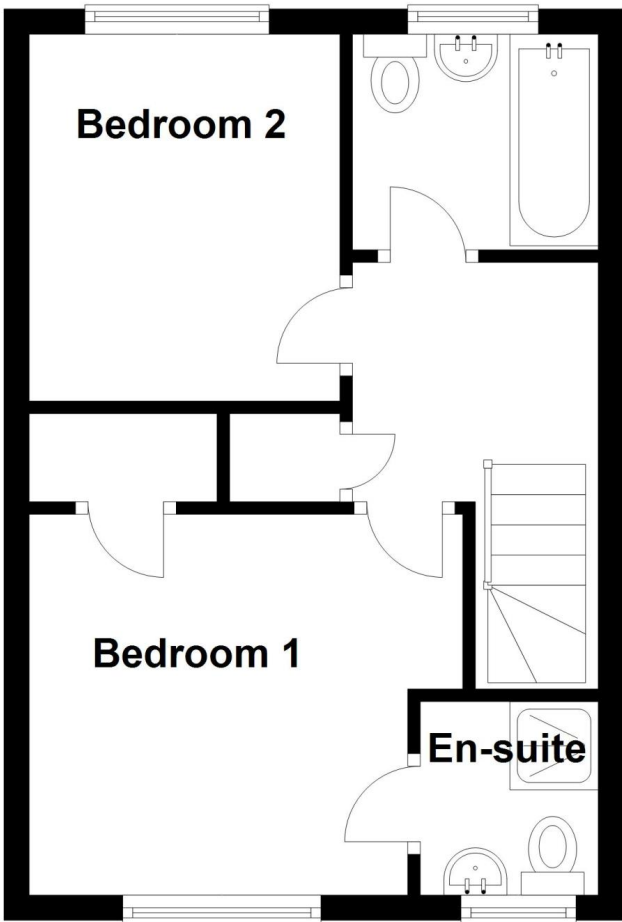
Ground Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 61.7 sq. metres (664.6 sq. feet)



5 Goodwood Drive, Bourne, Lincolnshire, PE10 0WN

£199,950 Freehold

NO CHAIN! We are delighted to offer for sale this immaculate modern two bedroom semi detached home with garage and driveway to the side that would make an ideal first time buy or buy to let investment. The property has been recently decorated throughout including new flooring and benefits from, modern fitted kitchen, downstairs cloakroom, lounge/dining room with french doors onto the rear garden, master bedroom with en-suite plus further bedrooms and family bathroom. Outside there is a fully enclosed garden with personal door to the garage. The property is located on the popular Elsea Park development giving easy access to local supermarkets and the A15 road link to Peterborough with its mainline train station to London/Kings Cross.

Superb Semi House | GARAGE & Parking | 2 Double Bedrooms | Ensuite, Bathroom & Cloakroom | Gas Ch | UPVC Glazing | Excellent condition

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

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See things differently.



Bedroom One - 11'3" x 10'8" (3.43m x 3.25m) With upvc double glazed window to the front, built in wardrobe, radiator, power points and door to.

En-Suite - Modern fitted suite comprising, shower cubicle, low level wc, wash hand basin and radiator.

Bedroom Two - 10'6" x 8' (3.2m x 2.44m) With upvc double glazed window to the rear, radiator and power points.



Family Bathroom - Fitted suite comprising, panelled bath with shower attachment and glass screen, low level wc, wash hand basin, radiator and frosted window.

Outside - To the side there is a driveway leading to a single garage with up and over door, power and light. The rear garden is fully enclosed with patio areas plus easy to maintain lawned garden plus personal door to the garage.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, laminate flooring, radiator, power points and door leading to.

Downstairs Cloakroom - With low level wc, wash hand basin, laminate flooring, radiator and frosted window

Kitchen - 9'4" x 7'9" (2.84m x 2.36m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space and plumbing for washing machine, space for fridge freezer, space for dishwasher, upvc double glazed window to the front and power points.

Lounge/Diner - 15'9" x 13'10" (4.8m x 4.22m) With upvc double glazed french doors and windows onto the rear garden, radiator, power points and tv point.

First Floor Landing - With upvc double glazed window to the side, access to the loft, built in storage cupboard and door to.

