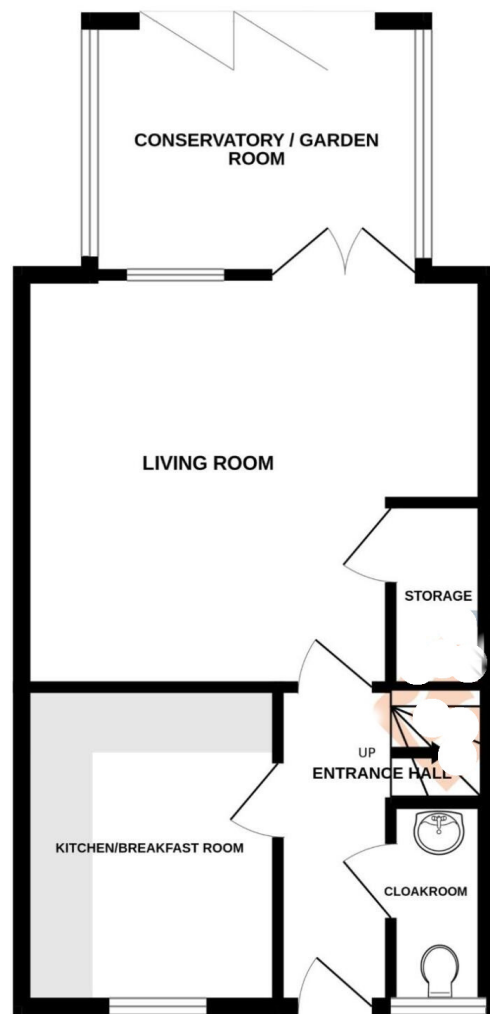
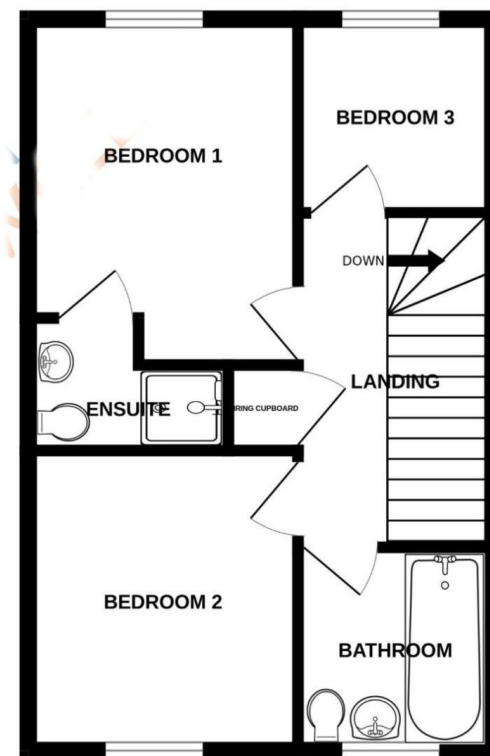


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



24 Chepstow Drive, Bourne, Lincolnshire, PE10 0RX

£220,000 Freehold

Winkworth are delighted to offer for sale this superbly presented and much improved three bedroom home with a quality garden room with bi folding doors onto the rear garden. The property is set over two floors with accommodation comprising, entrance hall, downstairs cloakroom, modern fitted kitchen/breakfast room, lounge with doors leading to the garden room. On the first floor the master bedroom benefits from a en-suite shower room, there are two further bedrooms and family bathroom. The property also benefits from upvc double glazed windows and gas central heating to radiators. Outside there is a private driveway to the side providing off road parking and to the rear a generous lawned garden with newly laid patio, timber shed and fully enclosed by fencing. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, Amtico flooring, radiator and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, frosted window and Amtico flooring.

Kitchen/Breakfast Room - 10'9" x 6'7" (3.28m x 2m) With 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, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, wall mounted gas boiler supplying hot water and central heating, upvc double glazed window to the front, radiator and Amtico flooring.

Lounge - 16'1" x 13'11" (4.9m x 4.24m) With built in storage cupboard, radiator, power points, upvc double glazed french doors and window to:

Garden Room - 11'3" x 8'6" (3.43m x 2.6m) With bi folding doors onto the rear garden, Amtico flooring, radiator and power points.



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

Bedroom One - 12' x 9'3" (3.66m x 2.82m) With upvc double glazed window to the rear, radiator, power points and door leading to:

En-Suite - With walk in shower cubicle, low level wc, wash hand basin, radiator and extractor fan.

Bedroom Two - 10' x 9'3" (3.05m x 2.82m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 6'9" x 6'7" (2.06m x 2m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, radiator and frosted window.

Outside - To the side there is a private driveway providing ample off road parking. There is a pathway with ornamental hedging leading to the front door. The rear garden has a newly laid patio leading onto a lawned garden with timber shed.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B