

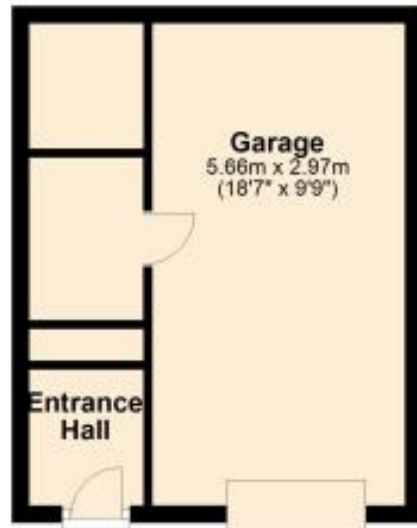
**Haydock Park Drive, Bourne,
Lincolnshire**

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		91
(81-91)	B		
(69-80)	C	77	
(56-68)	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

Approx. 25.0 sq. metres (269.2 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



15 Haydock Park Drive, Bourne, Lincolnshire, PE10 0WJ

£160,000 Freehold

A very well presented two bedroom coach house located on the popular Elsea Park development with garage and parking. This home consists of a Lounge/Diner, Kitchen, Bathroom and two double bedrooms. With a total of five Velux windows the property is awash with light, giving the rooms a more spacious feel. This freehold property boasts a garage, parking, low maintenance yard to rear and ample storage on both floors. An ideal first time buy or investment opportunity.

2 Bedrooms | Entrance Hall | Lounge | Kitchen/Breakfast Room | Bathroom | Oversized Garage | Outside Storage

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ACCOMMODATION

Entrance Hall - UPVC front entrance door leading to entrance foyer with ceiling light, radiator and door to stairs leading to:

Lounge - 18'4" x 15'8" (5.6m x 4.78m) UPVC window and French doors and Juliette balcony to front elevation with two velux windows to rear, ceiling light, radiators x2, large store cupboard and carpet - a large and light family lounge, door to:

Inner Hallway - Ceiling light, radiator, carpet, doors to:

Kitchen/Breakfast Room - 17'3" x 5'8" (5.26m x 1.73m) Ceiling light, twin Velux windows, radiator, modern kitchen with matching worktops and integrated electric oven and gas hob, sink and drainer, gas central heating boiler in cabinet, space for washing machine, fridge and dryer, cushion vinyl floor - again a very light kitchen

Master Bedroom - 11'10" x 8'9" (3.6m x 2.67m) UPVC window to front elevation, radiator, ceiling light, built in double wardrobe & carpet

Bedroom Two - 10'6" x 9'6" (3.2m x 2.9m) UPVC window to front elevation, radiator, ceiling light & carpet



Bathroom - Velux window to rear, ceiling light, heated towel rail, bath with shower over and screen with tiled walls, low level WC and wash basin with cushion vinyl floor

Oversized Garage - The garage has up-and-over door with parking to the front and power and light connected with a large storage cupboard running under the stairs

Outside Storage - To the rear of the property there is a private pathway owned by the property sunning the length of the building which is ideal for cycle storage etc

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

