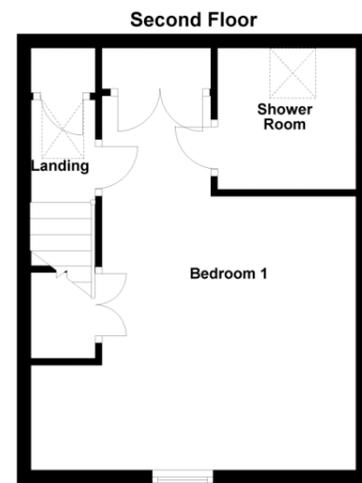
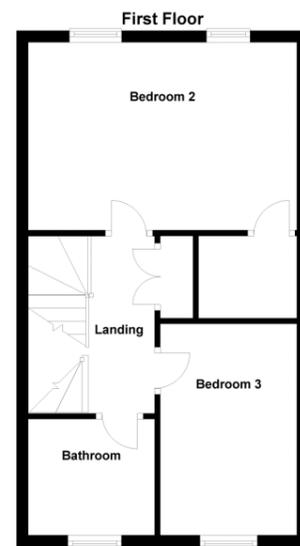
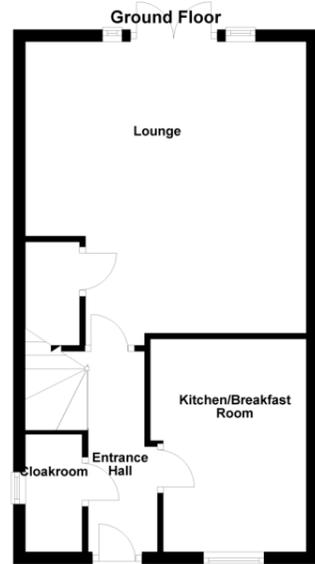


## The Pollards, Bourne, Lincolnshire

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-)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 94 The Pollards, Bourne, Lincolnshire, PE10 0QB

£220,000 Freehold

A superbly presented and much improved three bedroom townhouse with newly fitted kitchen located in an off road position on the popular elsea park development. The property is set over three floors offering excellent accommodation benefiting from, modern fitted kitchen, lounge/dining room and downstairs cloakroom. On the first floor there are two generous bedrooms and a family bathroom and on the second floor an superb master bedroom with en-suite shower room. Outside there is a fully enclosed rear garden with gate giving access to a single garage. Please call 01778 392807 for more information.

Superbly presented three bedroom townhouse | Newly fitted kitchen | Set over three floors | EPC Rating C | Council Tax Band C

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## ACCOMMODATION

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

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

**Kitchen** - 11'3" x 8'3" (3.43m x 2.51m) With superb modern newly fitted units comprising, sink with cupboard below, excellent range of wall and base units and fitted worktop and upstands, built in oven and hob with extractor above, space for fridge freezer, space and plumbing for washing machine, upvc double glazed window to the front, radiator and wood effect flooring.

**Lounge/Dining Room** - 15'6" x 15' (4.72m x 4.57m) Double glazed french doors onto the rear garden, two radiators, understairs storage cupboard, TV point and wood effect flooring.

**First Floor Landing** - Having radiator, airing cupboard housing boiler supplying hot water and central heating and stairs to the second floor.

**Bedroom Two** - 15' x 10'5" (4.57m x 3.18m) With upvc double glazed windows to the rear, built in wardrobe, radiator and power points.



**Bedroom Three** - 11'9" x 7'8" (3.58m x 2.34m) With upvc double glazed window to the front, radiator and power points.

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

**Second Floor Landing** - With eves storage and door to.

**Master Bedroom** - 17'1" (max) x 11'7" (5.2m (max) x 3.53m) With built in wardrobe, further storage cupboard, radiator, power points, upvc double glazed window and door to.

**En-Suite Shower Room** - With walk in shower cubicle, low level wc, wash hand basin, radiator and Velux window.

**Outside** - To the front there is a pathway leading to the front door. The rear garden has a paved patio leading onto a fully enclosed lawned garden with access to.

**Single Garage** - With up and over door.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C