

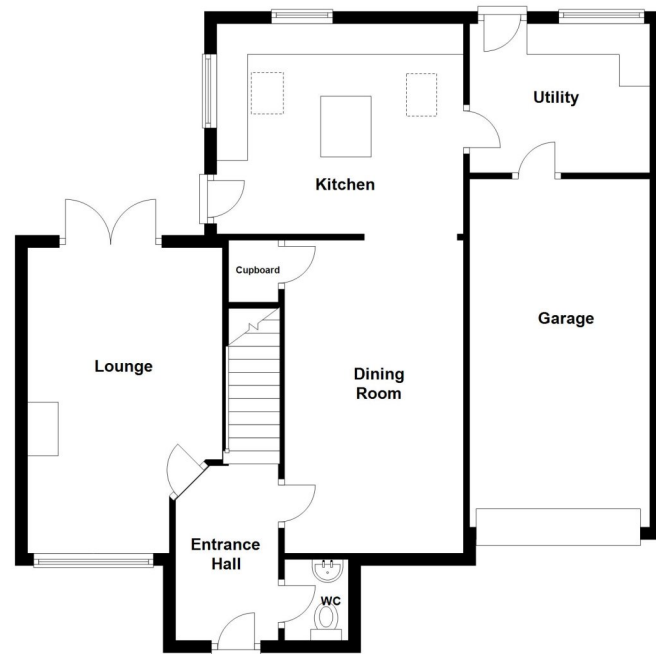
Saxon Way, Bourne

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.

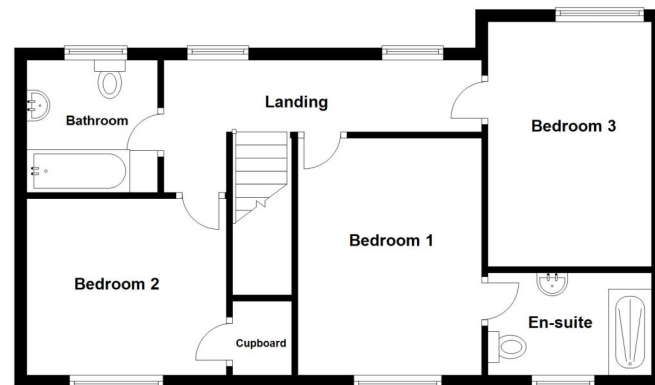
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



70 Saxon Way, Bourne, PE10 9QY

£350,000 Freehold

Winkworth are delighted to offer for sale this stunning extended three bedroom detached family home located within walking distance of the town centre and Bourne woods. The property offers excellent family space benefiting from, lounge and separate dining room, kitchen/breakfast room with utility room off and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite shower room, there are two further double bedrooms and a family bathroom. Outside there is a larger than average garage with driveway in front providing ample off-road parking and to the rear a generous south facing garden with large patio leading to a lawned garden which is fully enclosed.

Extended Three Bedroom Home | Within Walking Distance of the Town Centre | Offering Great Family Space | In Excellent Condition Throughout | Enclosed Rear Garden

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

winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

Double Glazed Door Leading to:

Entrance Hall - Radiator, oak flooring, coved ceiling and door leading through to

Downstairs Cloakroom - Low level WC, wash hand basin, tiled flooring, part tiled walls, heated towel rail and feature window

Lounge - 17'8" x 10'10" (5.38m x 3.3m) Feature wall mounted electric fire, UPVC double glazed French doors onto the rear garden, UPVC double glazed window to the front, radiator, tv point and power points

Separate Dining Room - 17' x 9'4" (5.18m x 2.84m) Oak flooring, understairs storage cupboard, UPVC double glazed window to the front, coved ceiling, down lighters, radiator and open to

Kitchen Breakfast Room - 13'3" x 11'9" (4.04m x 3.58m) Modern fitted units with vaulted ceiling and two velux windows comprising one and half bowl sink unit with cupboard below, excellent range of wall and base units incorporating central island with breakfast bar and cupboards under, built-in oven and hob with extractor fan above, space and plumbing for dishwasher, integrated fridge, LVT flooring, UPVC double glazed window to the rear and door to the side and door leading through to.



Utility Room - 9'4" x 7'3" (2.84m x 2.2m) Fitted work surface, space for American style fridge freezer, space and plumbing for washing machine, part tiled walls, LVT flooring, door to the rear and door to the garage.

First Floor Landing - UPVC double glazed window overlooking the rear, coved ceiling, access to the loft and power points

Bedroom One - 13'9" x 9'5" (4.2m x 2.87m) UPVC double glazed window to the front, coved ceiling, down lighters radiator, power points and door leading through to

En-Suite - Modern fitted suite comprising walk-in shower cubicle, low level WC, wash hand basin set in unit with cupboard below, fully tiled walls, heated towel rail, down lighters and UPVC double glazed frosted window

Bedroom Two - 10'11" x 10'1" (3.33m x 3.07m) UPVC double glazed window to the front, radiator, coved ceiling, down lighters, built-in wardrobe cupboard and power points

Bedroom Three - 13'2" x 9' (4.01m x 2.74m) UPVC double glazed window to the rear, access to the loft, coved ceiling, radiator and power points

Outside - To the front there is a block paved driveway providing ample off road parking leading to a



Family Bathroom - Panelled bath with wall mounted shower and glass screen, low level WC, wash hand basin, fully tiled walls, tiled flooring, heated towel rail and UPVC double glazed frosted window

Single Garage - Up and over door, power and light

Rear Garden - A generous sized south facing garden with paved patio leading onto a lawned garden with flower and shrub borders and fully enclosed by fencing.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

