

Holloway Avenue, Bourne, Lincolnshire

Approximate gross internal area:

Main house Insert measurements

Insert area Insert measurements

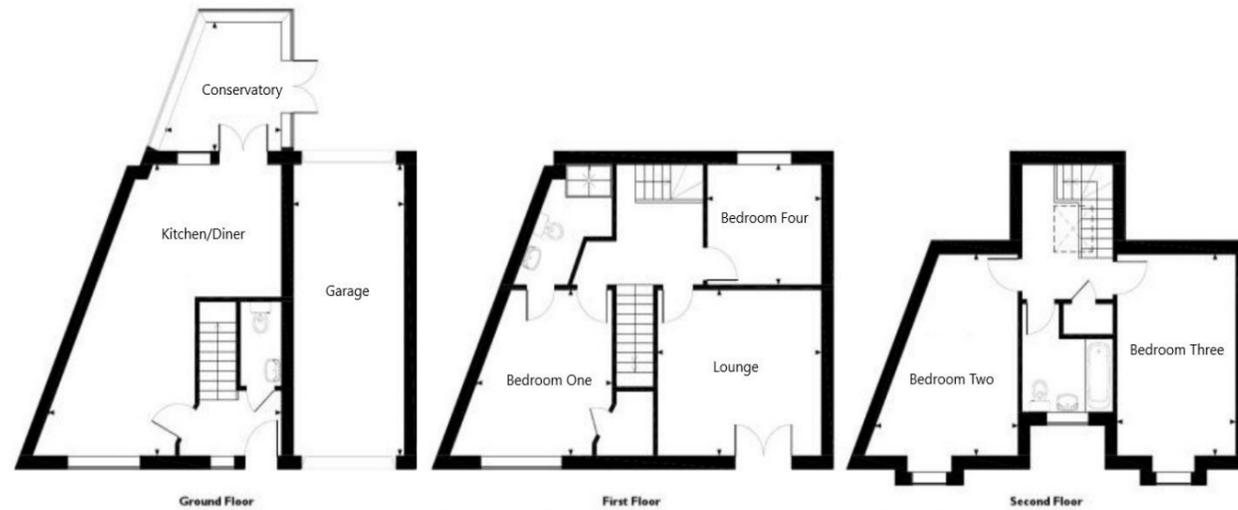
Insert area Insert measurements

Total **Insert total**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		

Holloway Avenue , Bourne



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



16 Holloway Avenue, Bourne, Lincolnshire, PE10 0DG

£265,000 Freehold

Winkworth are delighted to offer for sale this well presented four bedroom town house perfect for family living. This property is set over three floors with accommodation including, kitchen/diner, conservatory and downstairs cloakroom on the ground floor, lounge, master bedroom with en suite plus a further bedroom on the first floor, and on the second floor two double bedrooms and the family bathroom. This home benefits from gas central heating to radiators and UPVC double glazed windows throughout. Outside there is a single garage with electric roller doors to the front and rear, power and light. The rear garden is west facing, and can be accessed via the conservatory onto a patio, with the rest of the garden being laid to lawn and fully enclosed by fencing. To arrange an early viewing call 01778 392807

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See things differently.



Lounge - 13'4" x 12'4" (4.06m x 3.76m) UPVC patio doors to the front with Juliette balcony, feature electric fire, TV point, power points and radiator

Bedroom One - 12'8" x 11'3" (3.86m x 3.43m) UPVC double glazed window to the front, radiator, power points, walk-in wardrobe and door into

En Suite - Three piece suite comprising pedestal wash hand basin, low level WC, shower cubicle with fully tiled walls, part tiled walls around the rest of the room, tiled flooring and radiator

Bedroom Four - 9'2" x 8'9" (2.8m x 2.67m) UPVC double glazed window to the rear, radiator and power points

Second Floor Landing - Velux window, door leading through to

Bedroom Two - 15'1" x 8' (4.6m x 2.44m) UPVC double glazed window to the front, radiator and power points

Bedroom Three - 16'3" x 9'2" (4.95m x 2.8m) UPVC double glazed window to the front, radiator and power points



Family Bathroom - Three piece suite comprising, low level WC, pedestal wash hand basin, bath with shower above, UPVC double glazed frosted window, radiator and tiled flooring

Outside - There is a single garage with electric roller doors at front and rear, power and light.

The rear garden is accessed via the conservatory patio doors onto a patio leading onto the lawn with fencing to all sides.

Agents note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D

ACCOMMODATION

Entrance Hall - With stairs to the first floor, radiator, door to kitchen/diner and door to

Downstairs Cloakroom - With low level WC, pedestal wash hand basin and radiator

Kitchen/Diner - 21'8" x 19'5" (6.6m x 5.92m) A spacious kitchen with wall and base units, 1 and a half bowl stainless steel sink, space for washing machine, built in dishwasher, built in AEG oven, electric hob with extractor above, UPVC double glazed window to the front, tiled flooring, ample space for a fridge/freezer, two radiators, power points and access to the understairs storage cupboard. At the dining end of the room there are UPVC double glazed patio doors leading into the:

Conservatory - 10'5" x 9'7" (3.18m x 2.92m) Part brick, part UPVC double glazed windows and patio doors onto the rear garden, tiled flooring and power points

First Floor Landing - Stairs to the second floor, radiator, power points and door through to

