

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



4 Burchnell Gardens, Bourne, Lincolnshire, PE10 9GL

£300,000 Freehold

Winkworth are delighted to offer for sale this stunning four bedroom family home located on this small development giving easy access to Bourne Grammar school and the town centre. The property has been much improved by the current vendors and now benefits from, stunning kitchen/breakfast room with quartz worktops, lounge and separate dining room, utility room and downstairs cloakroom, master bedroom with en-suite and three further bedroom and family bathroom. The property also benefits from a new Worcester Bosh gas boiler, new flooring and upvc double glazed windows. Outside there is detached single garage with parking in front and to the rear a fully enclosed lawned garden. Please call 01778 392807 for more information.

Four Bedroom Semi-Detached Home | UPVC Double Glazed Windows | Detached Single Garage | Fully Enclosed Garden | New Worcester Bosh Gas Boiler | Easy access to The Town Centre | EPC Rating C

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ACCOMMODATION

Entrance Hall - 10'6" x 6'1" (3.2m x 1.85m) With laminate flooring, radiator, under stairs cupboard and stairs leading to the first-floor landing.

Kitchen/Breakfast Room - 14'7" x 8'9" (4.45m x 2.67m) With superb newly fitted units comprising, inset sink with cupboard below, excellent range of base units with quartz worktops, fitted larder cupboard with space for American style fridge freezer and cupboard above, upstands, space for range cooker with tiled splash back and extractor above, laminate flooring, upvc double glazed window to the front and side and door leading to.

Utility Room - 6'7" x 5'6" (2m x 1.68m) Base units with fitted work surface. Space and plumbing for washing machine, laminate flooring, Upvc window to the side and door leading to the rear garden.

Downstairs Cloakroom - Fitted with a white two-piece suite comprising of a low-level WC and a hand wash basin. A Upvc window to the rear, radiator, extractor fan.

Living Room - 15'4" x 10'8" (4.67m x 3.25m) With a Upvc window and French doors to the rear aspect leading out to the fully enclosed non overlooked garden. Laminate flooring, two radiators, TV and power points.



Dining Room - 10'6" x 8'10" (3.2m x 2.7m) With half panelled walls, radiator, laminate flooring and Upvc double glazed window to the front aspect.

First Floor Landing - With an airing cupboard housing the gas combination boiler and doors off to all bedrooms and family bathroom.

Master Bedroom - 10'2" x 8'9" (3.1m x 2.67m) With a radiator, storage cupboard housing the solar heated water tank, Upvc window to front aspect and door through to-

En Suite - A white three-piece suite comprising of a low-level WC, wash hand basin and a fully tiled enclosed shower cubicle with mains feed shower. A chrome heated towel rail, shaver point, extractor fan and Upvc window to the front aspect.

Bedroom Two - 8'10" x 12'3" at max (2.7m x 3.73m at max) A double bedroom with built-in wardrobes, radiator, loft access hatch and Upvc window to the front aspect.

Bedroom Three - 8'11" x 8'9" (2.72m x 2.67m) With radiator and Upvc window to the rear aspect and power points.

Bedroom Four - 8'10" x 8'2" at max (2.7m x 2.5m at max) With radiator, telephone point and Upvc window to the rear aspect.

Family Bathroom - 6'11" x 5'8" (2.1m x 1.73m) A white three-piece suite comprising of a low-level WC, hand wash basin and panel bath with shower over, chrome heated towel rail, fan light, extractor fan, Upvc window to the rear aspect.

Outside - To the front there is a detached single garage with driveway in front providing ample off-road parking. The rear garden is fully enclosed with a paved patio leading to mainly lawned private garden with shrub and tree borders and fencing to all sides.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C