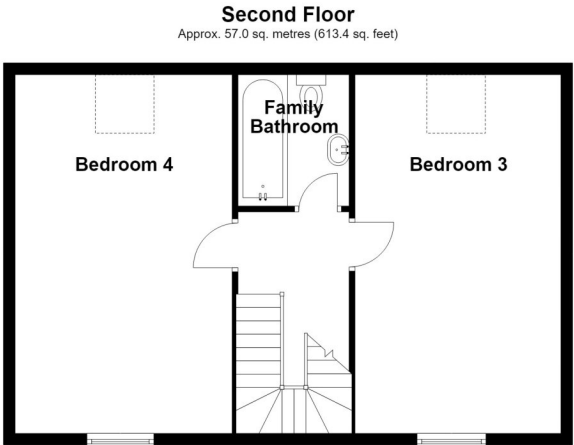
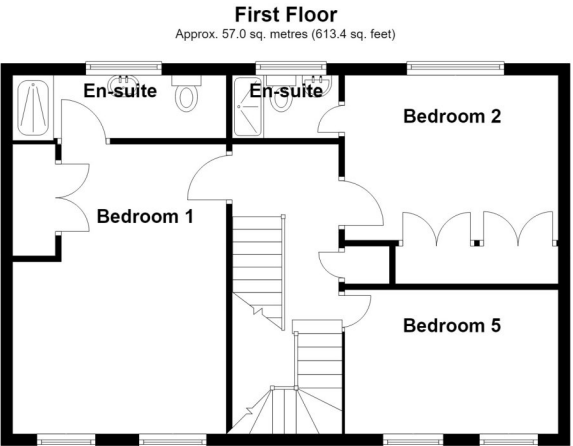
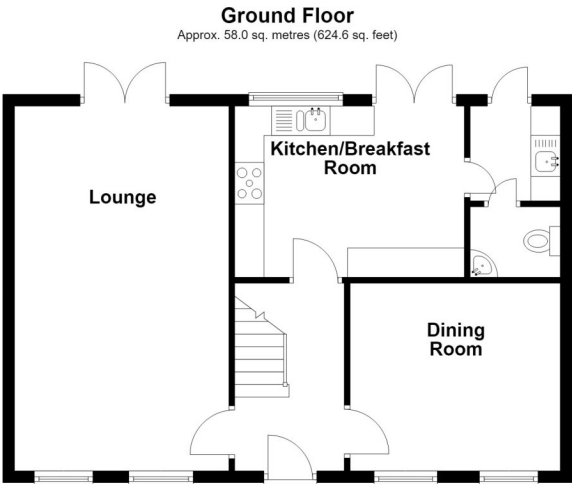


Poppy Place, Bourne, Lincolnshire

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 172.0 sq. metres (1851.4 sq. feet)



2 Poppy Place, Bourne, Lincolnshire, PE10

£415,000 Freehold

Winkworth are delighted to bring to the market this five-bedroom detached family home with a double garage, offering well-proportioned and flexible accommodation throughout, making it particularly well suited to family life. The ground floor provides a good balance of living and entertaining space, with a generous lounge, separate dining room and a kitchen/breakfast room. The kitchen provides a practical everyday space with room for informal dining, while the separate dining room offers a dedicated area for family meals and entertaining. There is also a useful WC and additional utility/storage space. On the first floor there are three bedrooms, two with built in wardrobes and en suite shower rooms and a third suitable as a bedroom or study. The second floor provides two spacious double bedrooms, together with a family bathroom. Outside, the property benefits from a double garage

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See things differently.



ACCOMMODATION

Entrance Hall - Stairs leading to first floor, understairs storage cupboard, radiator and power point

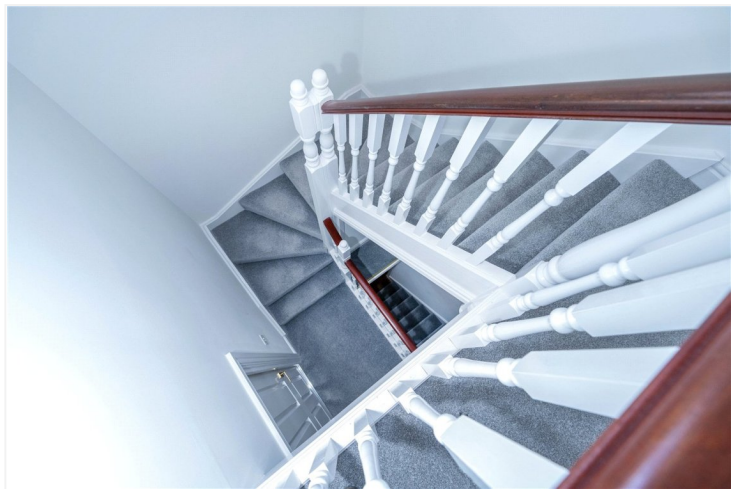
Lounge - 20'5" x 12' (6.22m x 3.66m) UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, three radiators, power points and TV point

Dining Room - 11'9" x 10'7" (3.58m x 3.23m) Two UPVC double glazed windows to the front, two radiators, and power points

Kitchen/Breakfast Room - 12'7" x 12'2" (3.84m x 3.7m)
Excellent range of wall and base units comprising, built in fridge/freezer, built in dishwasher, space for range cooker with extractor above, one and a half bowl stainless steel sink, UPVC double glazed window overlooking the rear and french doors out into the garden, tiled floor, power points and TV point

Utility Room - Base units with worktop, space for washing machine, stainless steel sink, wall mounted gas boiler, tiled floor and door to the rear garden

Downstairs Cloakroom - UPVC double glazed frosted window, low level WC, pedestal wash hand basin, radiator, tiled floor



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

Bedroom One - 16'3" x 12' (4.95m x 3.66m) Two UPVC double glazed windows overlooking the front, two radiators, power points, built in wardrobes and TV point

En Suite - UPVC double glazed frosted window to the rear, fully tiled shower cubicle, part tiled walls, low level WC, pedestal wash hand basin, heated towel rail

Bedroom Two - 12' x 9'2" (3.66m x 2.8m) UPVC double glazed window to the rear, radiator, power points, built in wardrobes, TV point

En Suite - Part tiled walls, fully tiled shower cubicle, UPVC double glazed frosted window to the rear, pedestal wash hand basin, low level WC, heated towel rail

Bedroom Five - 12' x 8'1" (3.66m x 2.46m) Two UPVC double glazed windows overlooking the front, two radiators, power points and TV point

Second Floor Landing - Radiator, velux window, power points

Bedroom Three - 16'2" x 12' (4.93m x 3.66m) One velux window to the rear and a UPVC double glazed dormer window to the front, two radiators, power points and tv point

Bedroom Four - 12'2" x 16'2" (3.7m x 4.93m) One velux window to the rear and a UPVC double glazed dormer window to the front, two radiators, power points tv point, roof access

Family Bathroom - Part tiled walls, panelled bath, pedestal wash hand basin, low level WC, heated towel rail, velux window, extractor fan

Outside - To the front there is a gated block paved footpath leading to the front door.

To the rear of the property there is a double garage and block paved driveway for off-street parking.

The rear garden is a particular feature of the property, perfect for entertaining being mainly laid to lawn with fencing to all sides, gated side access onto the driveway and providing a good degree of privacy.

Agents Note - Please note this property is subject to the Elsea Park Management Fee of approx £290 per annum

Agent's 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.