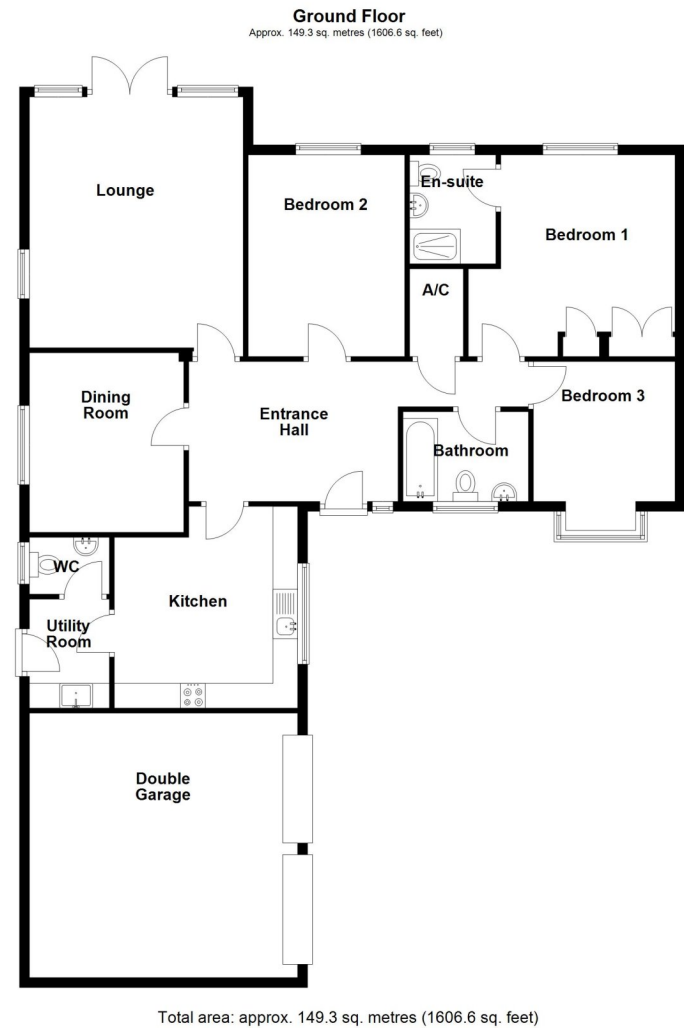


Wingate Way, Bourne, Lincolnshire

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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



4 Wingate Way, Bourne, Lincolnshire, PE10 9YL

£375,000 Freehold

Offered for sale with no ongoing chain this three bedroom detached bungalow is located just off the highly sought after Mill Drove location and we would strongly recommend an early internal viewing to avoid disappointment. The property offers excellent accommodation benefiting from a spacious entrance hall, lounge and separate dining room, kitchen/breakfast room with utility room and cloakroom off. The master bedroom benefits from an en-suite and built in wardrobes and there are two further bedrooms and family bathroom. Outside there is a block paved driveway providing ample off road parking leading to a double garage and to the rear a fully enclosed East facing garden. Please call 01778 3902807 for more information.

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ACCOMMODATION

Entrance Hall - With oak flooring, radiator, power points, built in airing cupboard, access to the loft and door leading to:

Lounge - 16'3" x 13'6" (4.95m x 4.11m) With feature fireplace, upvc double glazed french doors onto the rear garden and further window to the side, radiator and power points.

Dining Room - 11'1" x 9'7" (3.38m x 2.92m) With window to the side, oak flooring, radiator and power points.

Kitchen/Breakfast Room - 12'2" x 13'2" (3.7m x 4.01m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated fridge, integrated dishwasher, part tiled walls, tiled flooring, window to the front, radiator and door leading to:

Utility Room - 7'2" x 5'9" (2.18m x 1.75m) With single drainer sink, space and plumbing for washing machine, range of wall units, tiled flooring, door to the rear and door leading to:

Cloakroom - With low level wc, wash hand basin, tiled flooring and frosted window.



Bedroom One - 13'8" x 13'3" (4.17m x 4.04m) With fitted wardrobes, window overlooking the rear, radiator, power points and door leading to:

En-Suite Shower Room - With shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Bedroom Two - 13'5" x 10'5" (4.1m x 3.18m) With window overlooking the rear, oak flooring, radiator and power points.

Bedroom Three - 9'8" x 9'7" (2.95m x 2.92m) With bay window overlooking the front, oak flooring, radiator and power points.



Bathroom - Basic fitted suite comprising, panelled bath, low level wc, wash hand basin, radiator, tiled flooring and frosted window.

Outside - To the front there is a block paved driveway providing ample off road parking leading to a DOUBLE GARAGE with two up and over doors, power and light. The rear garden has a paved patio leading to an East facing garden being mainly lawned and fully enclosed.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D

