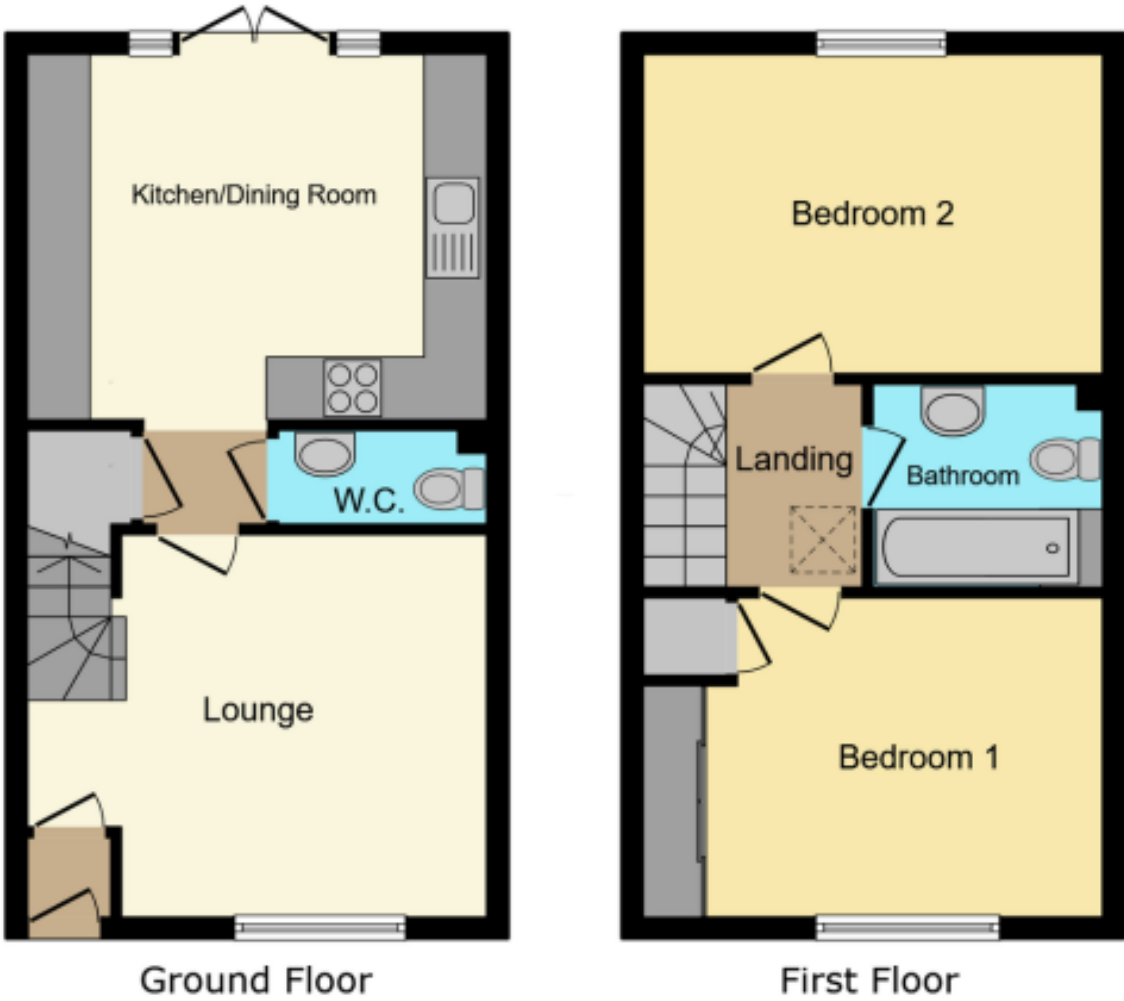


Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



8 Worcester Gardens, Bourne, Lincolnshire, PE10 0ZP

OIEO £180,000 Freehold

Winkworth are delighted to offer for sale this modern two bedroom semi detached home built by Barratt Homes that really must be viewed. The property is offered for sale with NO CHAIN and benefits from, lounge, kitchen/dining room, downstairs cloakroom, two double bedrooms and family bathroom. The property is located on the popular Elsea Park development giving easy access to the A15 road link to Peterborough with its main line train station to London/Kings Cross. EPC band B

Winkworth Bourne | 01778392807 |  
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See things differently.





**Bedroom Two** - 12'11" x 7'7" (3.94m x 2.3m) With upvc double glazed window to the rear, radiator and power points.

**Bathroom** - With panelled bath, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Outside** - To the front there is a driveway providing off road parking for two cars and to the rear a fully enclosed lawned garden with patio area and side access.

**LOCAL AUTHORITY**  
South Kesteven

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**ACCOMMODATION**

**Lounge** - 12'11" x 12' (3.94m x 3.66m) With, stairs leading to the first floor, radiator, power points, upvc double glazed window to the front, door leading to a under stairs storage cupboard and access to the cloakroom.

**Kitchen/Dining Room** - 12'11" x 11'3" (3.94m x 3.43m) With superb modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in oven and hob, integrated washing machine, integrated fridge freezer, integrated dishwasher, wood effect flooring, upstands, radiator and upvc double glazed french doors and window to the rear.

**Downstairs Cloakroom** - With low level wc, wash hand basin and radiator.

**First Floor Landing** - With door to:

**Bedroom One** - 12'11" x 9'4" (3.94m x 2.84m) With wardrobe recess, over stairs storage cupboard, upvc double glazed window to the front and radiator.

