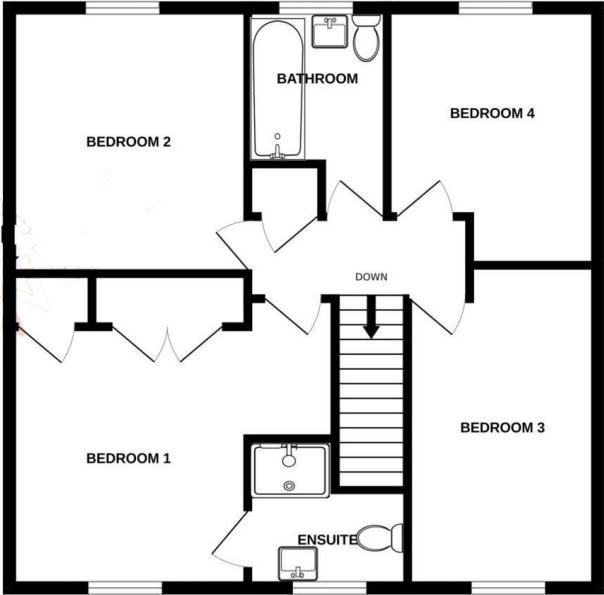
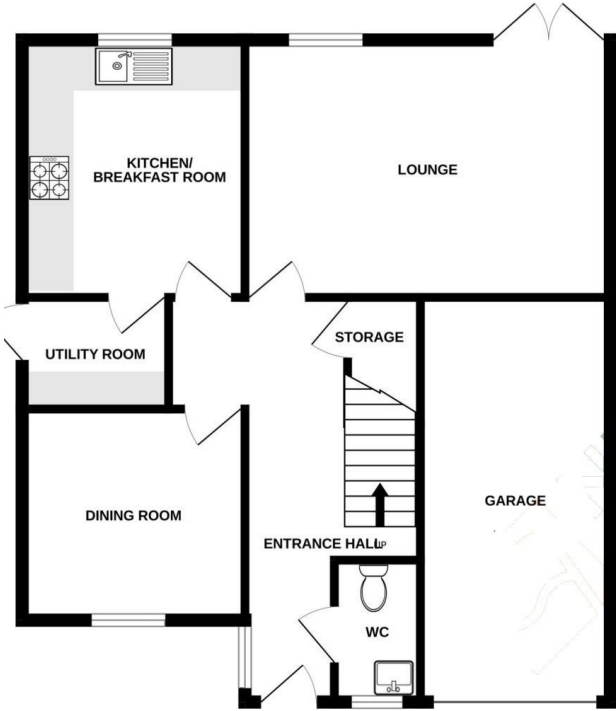


Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



36 Witham Crescent, Bourne, Lincolnshire, PE10 0YJ

OIEO £325,000 Freehold

We are delighted to offer for sale this much improved four bedroom detached family home located on the west side of Bourne on the popular Elsea Park development. The property offers excellent accommodation benefiting from entrance hall, downstairs cloakroom, lounge, dining room, modern fitted kitchen with utility room off. On the first floor the master bedroom benefits from an en-suite shower room, there are three further bedrooms and a family bathroom. Outside there is a single garage with plenty of parking for 3/4 cars and to the rear a generous south facing lawned garden making this home a must view. Please call 01778 392807 for more information.

4 Bedroom Detached Family Home | 2 Reception Rooms | South Facing Garden | Garage and Plenty of Parking | West Side Of Bourne | Kitchen with Utility Room Off | En-Suite and Downstairs Cloakroom

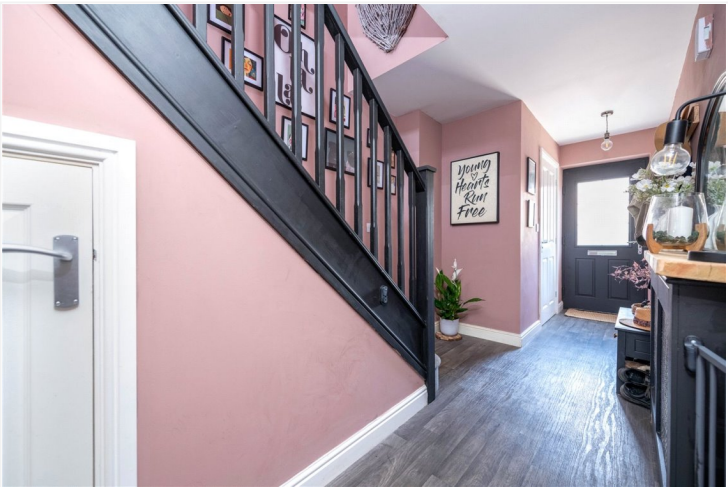
Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

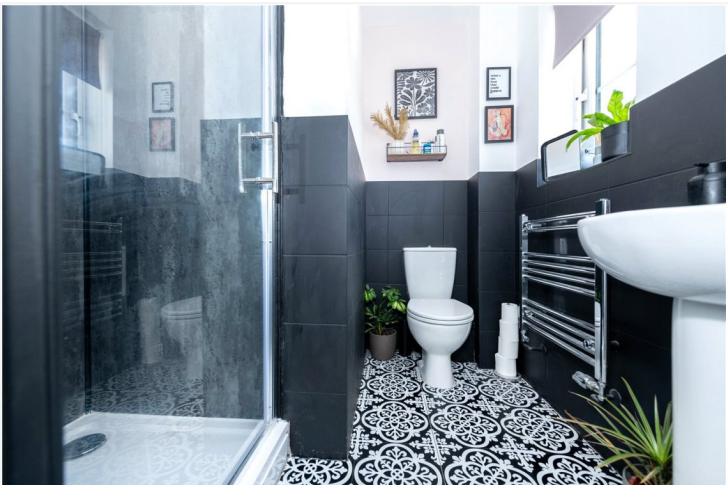
Entrance Hall - With stairs leading to the first floor and door leading to:

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

Lounge - 15'11" x 11'7" (4.85m x 3.53m) With attractive woodburning stove with tiled surround, upvc double glazed french doors onto the rear garden, radiator and power points.

Dining Room - 9'11" x 8'10" (3.02m x 2.7m) With upvc double glazed window to the front, part panelled walls, radiator and power points.

Kitchen/Breakfast Room - 10'8" x 9'7" (3.25m x 2.92m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units complemented by fitted worktops and upstands, built in double oven, gas hob with extractor above, integrated fridge freezer, integrated dishwasher, upvc double glazed window to the rear and door leading to:



Utility Room - 5'11" x 5'9" (1.8m x 1.75m) With fitted worktop with cupboard below, space and plumbing for washing machine, wall mounted gas boiler supplying hot water and central heating and door to the side.

First Floor Landing - Built in cupboard and door leading to:

Bedroom One - 11'10" x 11' (3.6m x 3.35m) With fitted wardrobes, upvc double glazed window to the front, part panelled walls, radiator, power points and door leading to:

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Bedroom Two - 11'7" x 10'7" (3.53m x 3.23m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 14'7" x 8'3" (4.45m x 2.51m) With upvc double glazed window to the front, radiator and power points.

Bedroom Four - 9'9" x 8'3" (2.97m x 2.51m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Outside - To the front there is a gravelled and tarmac driveway providing ample off road parking leading to a SINGLE GARAGE with up and over door, power and light. The rear garden is a generous size being south facing with paved patio leading to a lawned area being fully enclosed. There is also a summer house and pergola with decking area plus an outside bar ideal for hosting friends and family.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D