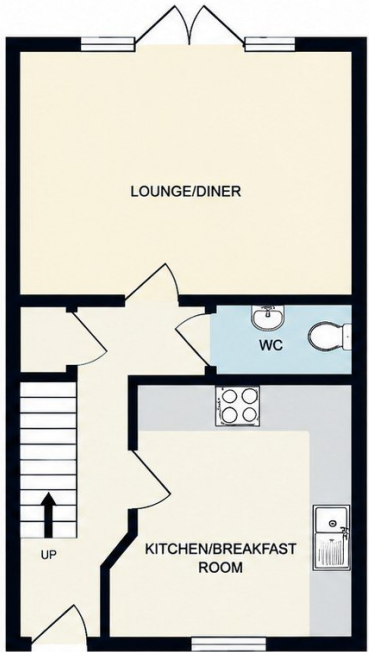
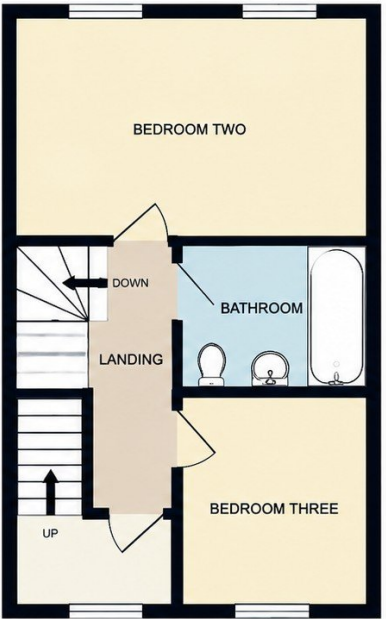


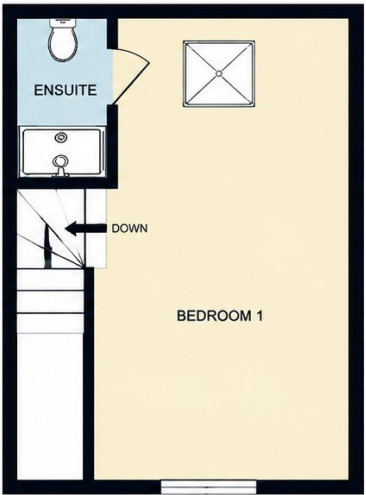
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



75 Great Leighs, Bourne, Lincolnshire, PE10 0WZ

£230,000 Freehold

Winkworth are delighted to offer for sale this three-bedroom semi-detached home, situated on the popular Elsea Park development in Bourne and offered to the market with NO ONWARD CHAIN. The property offers well-arranged accommodation over three floors, comprising an entrance hall, spacious lounge/diner, kitchen/breakfast room and downstairs cloakroom to the ground floor. The first floor provides two well-proportioned bedrooms and a family bathroom, while the second floor boasts an impressive principal bedroom with its own en-suite shower room. Outside, the property benefits from a driveway to the side providing off-road parking, together with a south-facing rear garden, ideal for enjoying the sunshine. Conveniently positioned within Bourne, this property would make an excellent purchase for first-time buyers, families or those looking for a home with flexible accommodation. An early viewing is highly recommended. Please call Winkworth Bourne on 01778 392807 to arrange your viewing.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

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Winkworth

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See things differently.



ACCOMMODATION

Entrance Hall - Stairs to the first floor, tiled flooring, understairs storage cupboard, radiator, power points and door leading through to

Downstairs Cloakroom - Tiled flooring, low level WC, wash hand basin, radiator, extractor fan

Kitchen/Breakfast Room - 11'3" x 10' (3.43m x 3.05m) Modern fitted units comprising built in washing machine, built in dishwasher, built in fridge/freezer, gas hob and electric oven with extractor over, one and a half bowl stainless steel sink unit, power points radiator and UPVC double glazed frosted window to the front

Lounge - 15'9" x 12'1" (4.8m x 3.68m) A great space with plenty of natural light provided by UPVC double glazed french doors and windows to the rear garden. Two radiators, power points and TV point

First Floor Landing



Bedroom Two - 15'8" x 11' (4.78m x 3.35m) Two UPVC double glazed windows to the rear, radiator, power points and TV point

Bedroom Three - 9'6" x 8'4" (2.9m x 2.54m) UPVC double glazed window to the front, radiator, power points and TV point

Family Bathroom - Modern fitted three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with fully tiled walls around and shower over with glass screen radiator and extractor fan

Study Area - UPVC double glazed window to the front, radiator and stairs to the second floor

Bedroom One - 16'11" x 15'10" (5.16m x 4.83m) UPVC double glazed window to the front and velux window to the rear, radiator, power points and TV point

En Suite - Fully tiled double shower cubicle with electric shower, low level WC, pedestal wash hand basin, radiator and Velux window to the rear.

Outside - To the side of the property there is a driveway providing off street parking for 2 cars.

The rear garden is mainly laid to lawn with paved patio, fully fenced to all sides with gated side access and benefits from being south facing.

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

Agents 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.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

