
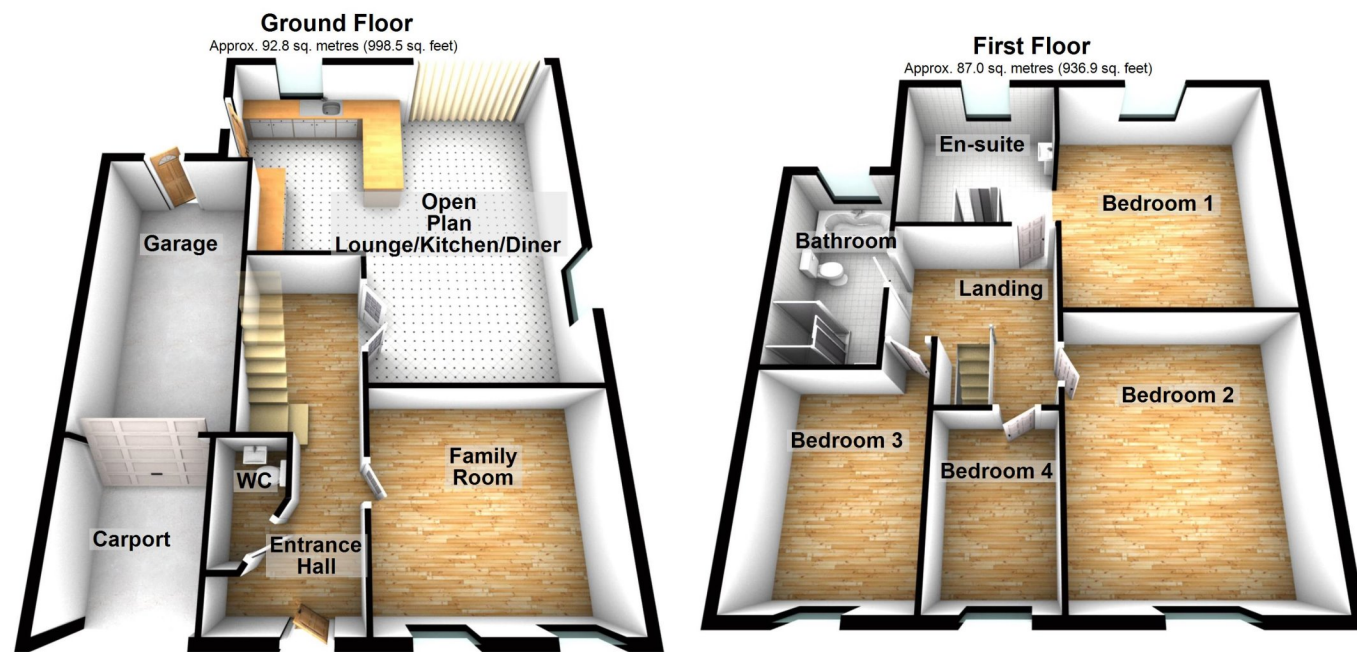


24A, Harvey Close, Bourne

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 179.8 sq. metres (1935.4 sq. feet)



24A, Harvey Close, Bourne, PE10 9QJ

£399,950 Freehold

Winkworth are delighted to offer for sale this individually built four bedroom detached family home located on the highly sought after west side of Bourne within walking distance of the town centre. The property is finished to an extremely high standard including under floor heating and air conditioning downstairs as well as air conditioning in three bedrooms upstairs, with the addition of radiators, oak doors, wood flooring and bi folding doors onto the south facing rear garden. The accommodation is bright and spacious throughout comprising, open plan kitchen diner/living room, family room/study, downstairs cloakroom, master bedroom with large open plan en-suite, three further bedrooms and large family bathroom with freestanding bath and separate shower. Outside there is a carport leading to a single garage with electric roller shutter door and to the rear a fully enclosed south facing garden. Please call 01778 392807 for more information.

Four Bedroom Detached House | Lake/Pond Views | Centrally Located within Walking distance of Amenities | UPVC Double Glazing | Single Garage | EPC Rating - B

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See things differently.



Bedroom One - 15'3" x 12'9" (4.65m x 3.89m) With vaulted ceiling, air con unit, radiator, power points, eves storage and open to

En-Suite - 9'3" x 9'6" (2.82m x 2.9m) With walk in double shower cubicle, low level wc, wash hand basin with cupboard below and upvc double glazed window.

Bedroom Two - 13'4" x 12'9" (4.06m x 3.89m) With vaulted ceiling and air con unit, radiator, power points and upvc double glazed window.

Bedroom Three - 14'2" x 9'2" (4.32m x 2.8m) With vaulted ceiling with air con unit, upvc double glazed window, radiator and power points

Bedroom Four - 10'1" x 7' (3.07m x 2.13m) With upvc double glazed window, radiator and power points.

Family Bathroom - With modern fitted suite comprising, freestanding bath, separate double shower cubicle, low level wc, wash hand basin set in unit with cupboard below, upvc double glazed window and heated towel rail.

Outside - To the front there is a carport providing off road parking leading to a SINGLE GARAGE (17'5" x 8'9") To the rear there is a fully enclosed south facing garden with pleasant views.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

ACCOMMODATION

Entrance Hall - With wooden flooring with under floor heating, oak and glass staircase leading to the first floor and door leading to.

Downstairs Cloakroom - Wooden floor with under floor heating, low level wc, wash hand basin set in unit with cupboard below and upvc double glazed window.

Family Room - 13'2" x 12'4" (4.01m x 3.76m) With wooden flooring with underfloor heating, two upvc double glazed windows to the front, downlighters and power points.

Lounge/Kitchen/Dining Room - 23'1" x 20'1" (max) (7.04m x 6.12m (max)) A bright and spacious room with tiled flooring with under floor heating, wall mounted air con unit, bi-folding doors onto the rear garden and open to a superb modern fitted kitchen with one and a half bowl sink with cupboard below, excellent range of wall and base units incorporating breakfast bar area, built in oven and separate microwave, warming draw, induction hob with extractor above, integrated dishwasher, integrated full height fridge, integrated full height freezer, upvc double glazed window to the rear and side and door to the side.

First Floor Landing - With access to the loft and door to.

