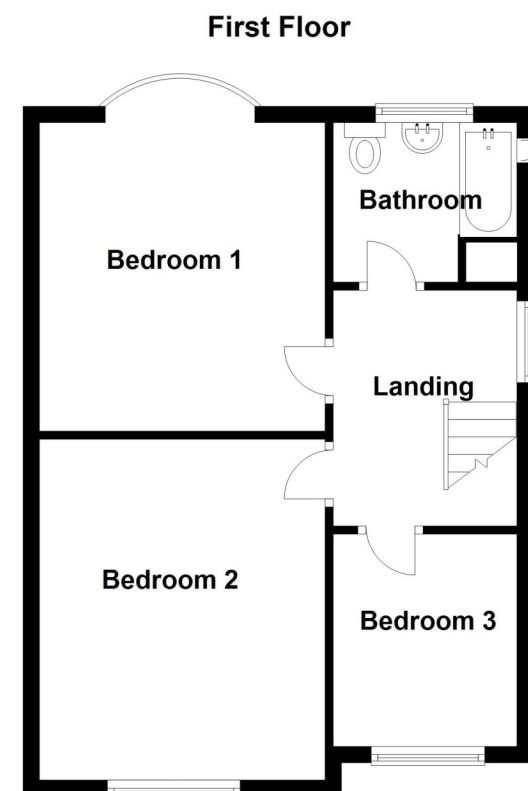
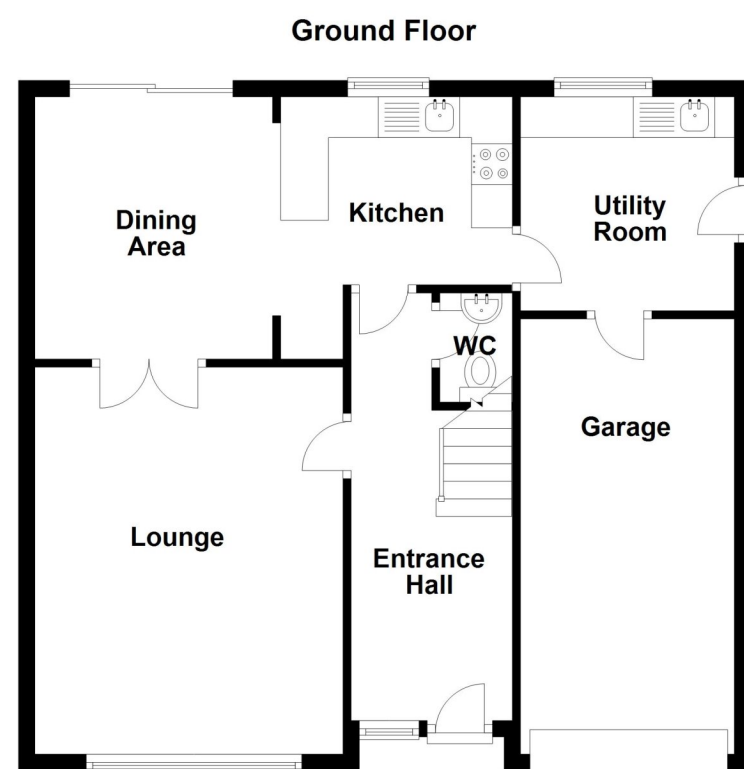


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 63                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



## 13 Stephenson Way, Bourne, Lincolnshire, PE10 9DA

£280,000 Freehold

A very well presented three bedroom detached family home located on this popular development with generous south facing rear garden. The property is offered for sale with no ongoing chain and benefits from, entrance hall with downstairs cloakroom, lounge, separate open plan kitchen/dining room with utility room off, three good size bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a driveway to the front providing off road parking for three cars leading to a single garage and to the rear a generous south facing garden with two timber sheds. Please call 01778 392807 for more information.

3 Bedrooms | Entrance Hall | Lounge | Kitchen/Dining Room | Utility Room | Bathroom  
| Outside

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**

winkworth.co.uk/bourne

See things differently.



**ACCOMMODATION**

**Entrance Hall** - With stairs leading to the first floor, radiator, power points and door leading to.

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

**Lounge** - 14'10" x 12'5" (4.52m x 3.78m) With attractive feature fireplace, feature floor to ceiling upvc double glazed window to the front, radiator, power points and door leading to.

**Kitchen/Dining Room** - 18'6" x 12'2" (5.64m x 3.7m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge freezer, tiled flooring, part tiled walls, radiator, upvc double glazed window and sliding doors to the rear garden and door leading to.

**Utility Room** - 8'2" x 6'7" (2.5m x 2m) With sink with cupboard below, range of fitted cupboards with worktop above, space and plumbing for washing machine, radiator, tiled flooring, upvc double glazed window to the rear and door to the side.

**First Floor Landing** - With upvc double glazed window to the side and door to.



**Bedroom One** - 12'3" x 11'1" (3.73m x 3.38m) With upvc double glazed bay window to the rear, radiator and power points.

**Bedroom Two** - 13'9" x 11'1" (4.2m x 3.38m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Three** - 9'3" x 7'5" (2.82m x 2.26m) With upvc double glazed window to the front, 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 three cars leading to a SINGLE GARAGE with up and over door, power and light. The rear garden has a paved patio leading to an established south facing garden with flower and shrub borders and fully enclosed by fencing. There are two timber sheds and side access.

**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

