

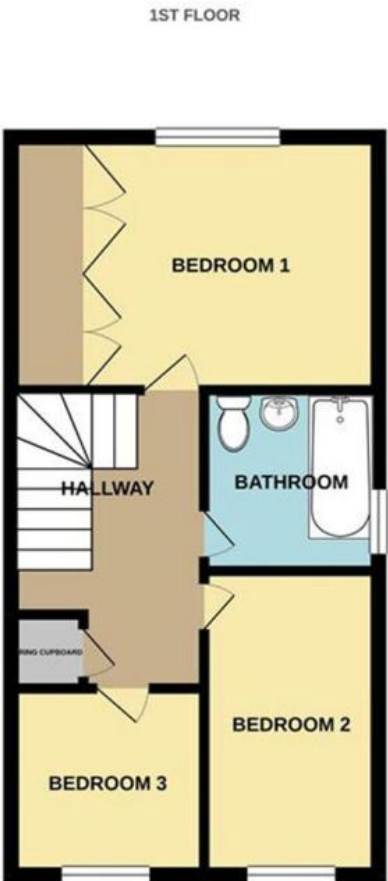
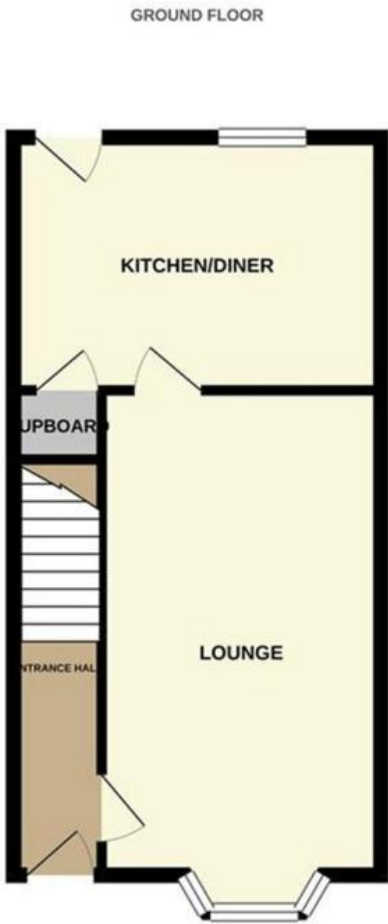
Foxley Court, Bourne

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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		88
(81-91) B		
(69-80) C	72	
(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	



6 Foxley Court, Bourne, PE10 9TY

£225,000 Freehold

Offered for sale with no ongoing chain this three bedroom semi detached home is located on this popular development. The property offers generous accommodation benefiting from, entrance hall, lounge with bay window, kitchen/dining room, three bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is an established south facing lawned garden and to the side a driveway providing ample off road parking. Please call 01778 392807 for more information.

3 Bedroom Semi-Detached Home | No Ongoing Chain | Off-Road Parking | Enclosed Rear Garden | EPC To Be Confirmed

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

Under the Property Misdescriptions Act 1991, the Particulars are a guide 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

Door leading through to:

Entrance Hall - Stairs to first floor landing, radiator, door into:

Lounge - 17'7" x 10'2" (5.36m x 3.1m) Walk-in bay with UPVC double glazed window to the front, radiator and power points.

Kitchen - 13'8" x 9'1" (4.17m x 2.77m) Refitted with a range of base, drawer and wall mounted units, four ring gas hob with stainless steel chimney extractor over, built-in electric oven, double radiator, stainless steel single drainer sink unit with mixer tap over, space and plumbing for dishwasher, space and plumbing for washing machine, under stairs storage cupboard, ceramic tiled flooring, UPVC double glazed window to the rear aspect, part glazed UPVC door into the garden.

First Floor Landing - Access to loft, airing cupboard.

Bedroom One - 13'10" x 9'5" (4.22m x 2.87m) UPVC double glazed window to the rear aspect, radiator.



Bedroom Two - 10' x 6'4" (3.05m x 1.93m) UPVC double glazed window to the front aspect, radiator.

Bedroom Three - 7'2" x 7' (2.18m x 2.13m) UPVC double glazed window to the front aspect, radiator.

Bathroom - Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled with mixer tap over, ceramic tiled flooring, chrome towel rail, UPVC double glazed window to the side aspect.



Outside - The front garden is low maintenance and has a driveway to the side providing off road parking. The enclosed, southerly facing rear garden is mainly laid to lawn and has a paved patio.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

