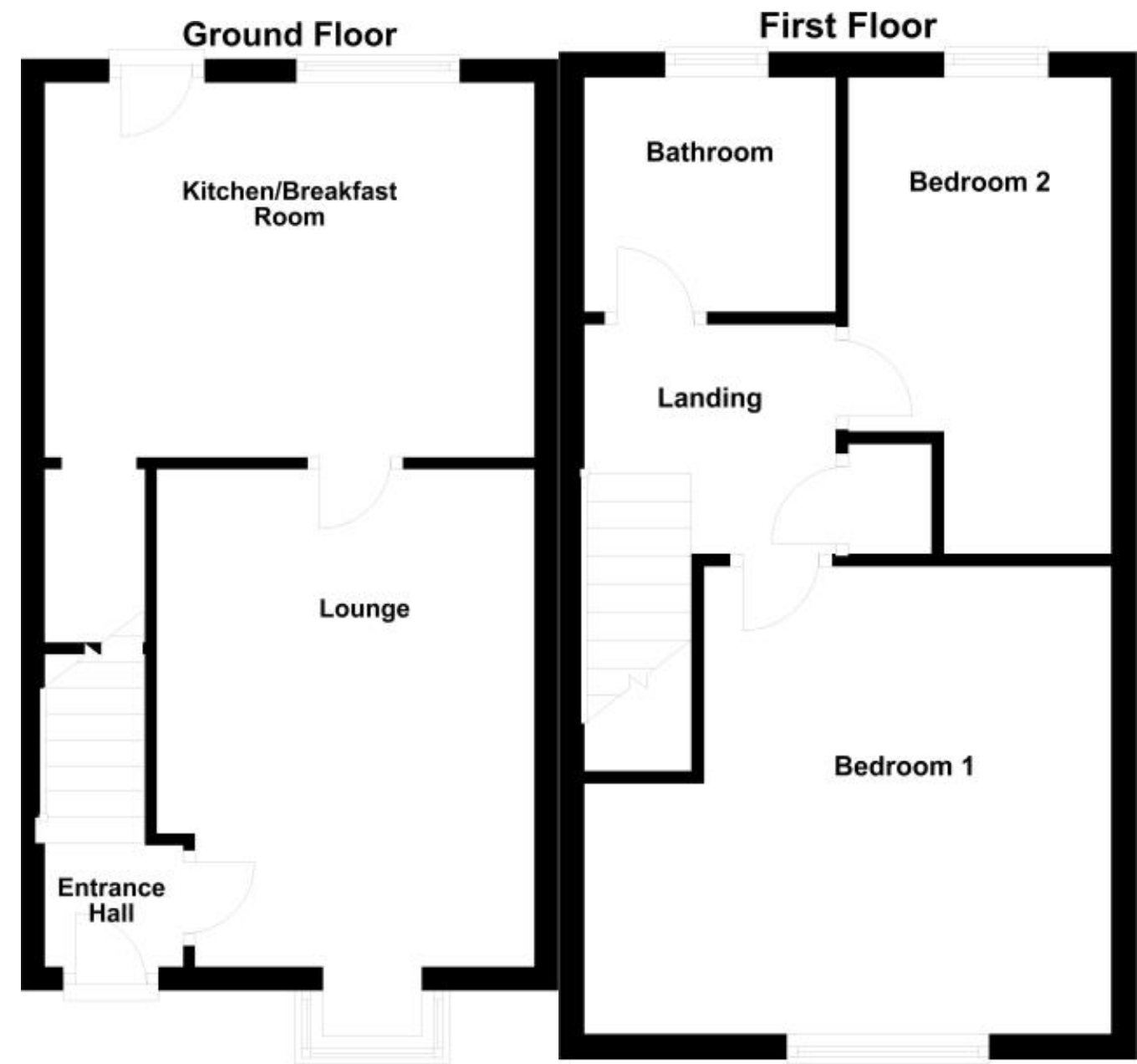


Burghley Court, Bourne

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	63	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



10 Burghley Court, Bourne, PE10 9TL

£169,950 Freehold

A superbly presented two bedroom end of terraced home located within walking distance of the town centre. The property offer good accommodation benefiting from, entrance hall, lounge with bay window, modern fitted kitchen/diner, two generous bedrooms and modern fitted bathroom. Outside there is a driveway to the front providing off road parking and to the rear a fully enclosed lawned garden.

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:

Lounge - 13'9" x 10'5" (4.2m x 3.18m) With upvc double glazed bay window to the front, laminate flooring, radiator, power points and door to:

Kitchen/Breakfast Room - 13'6" x 10'4" (4.11m x 3.15m) With fitted units comprising, one and a half bowl sink with cupboard under, good range of wall and base units, space for cooker, space and plumbing for washing machine and tumble dryer, tiled flooring, radiator and upvc and double glazed door to the rear garden.

First Floor Landing - With door leading to:

Bedroom One - 13'7" x 12' (4.14m x 3.66m) With upvc double glazed window to the front, radiator and power points.



Bedroom Two - 12'2" x 6'9" (3.7m x 2.06m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - Modern fitted suite comprising, panelled bath with glass screen, low level wc, wash hand basin, tiled walls and frosted window.

Outside - To the front there is a driveway providing off road parking and to the rear a fully enclosed lawned garden with side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

