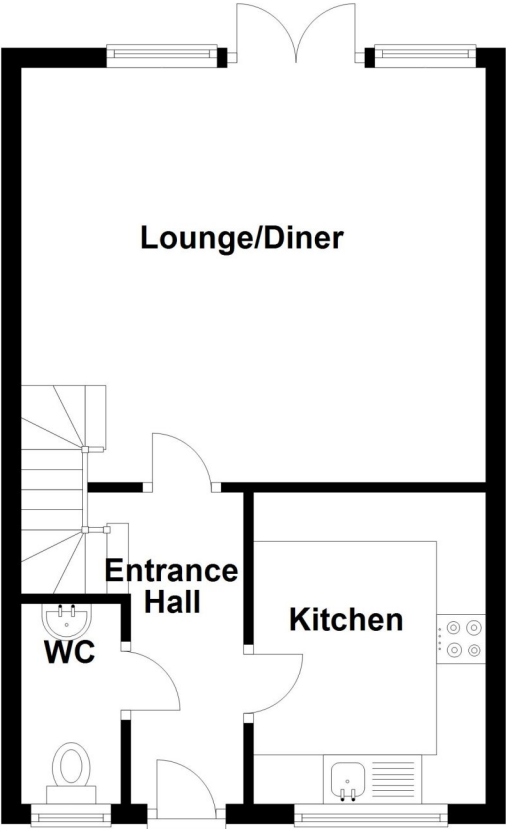


Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

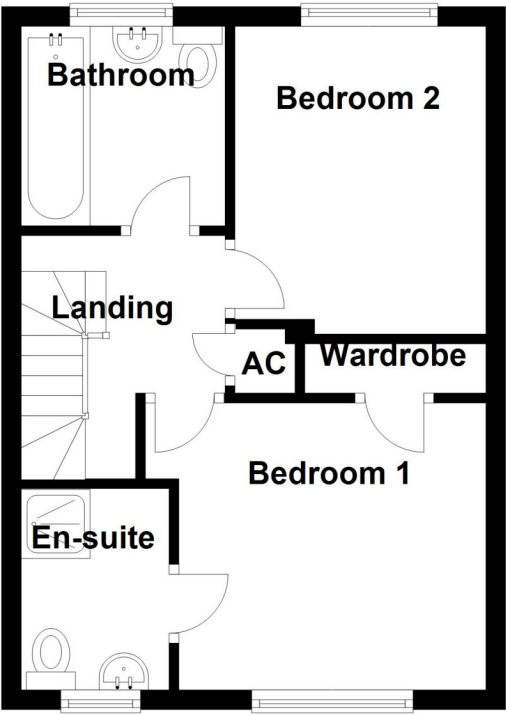
Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)



8 Perth Close, Bourne, Lincolnshire, PE10 0ZU

£199,950 Freehold

A superbly presented modern two bedroom semi detached home with the advantage of a single garage with driveway to the side. The property is offered for sale in excellent condition throughout and benefits from, entrance hall, downstairs cloakroom, modern fitted kitchen, lounge/dining room, master bedroom with en-suite shower room, further generous bedroom and family bathroom. The property is located on the popular Elsea Park development giving easy access to the A15 road link to Peterborough and its main line train station to London/Kings Cross. Please call 01778 392807 for more information. EPC Band B

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator, vinyl flooring and door leading to.

Downstairs Cloakroom - With low level wc, wash hand basin, vinyl flooring, radiator and frosted window.

Kitchen - 9'4" x 7'9" (2.84m x 2.36m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated washing machine, integrated fridge freezer, upvc double glazed window to the front, vinyl flooring and power points.

Lounge/Diner - 15'9" x 13'10" (4.8m x 4.22m) With upvc double glazed french doors and windows onto the rear garden, radiator, under stairs storage cupboard, power points and tv point.

First Floor Landing - With upvc double glazed window to the side, access to the loft, built in storage cupboard and door to.



Bedroom One - 11'3" x 10'8" (3.43m x 3.25m) With upvc double glazed window to the front, built in wardrobe, radiator, power points and door to.

En-Suite - Modern fitted suite comprising, shower cubicle, low level wc, wash hand basin, radiator and frosted window

Bedroom Two - 10'6" x 8' (3.2m x 2.44m) With upvc double glazed window to the rear, radiator and power points.



Family Bathroom - Fitted suite comprising, panelled bath with shower attachment, low level wc, wash hand basin, radiator and frosted window.

Outside - To the side there is a driveway providing off road parking which leads to a single garage with up and over door. The rear garden has a paved patio leading to a mainly lawned garden with further wood decked patio and is fully enclosed by fencing.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

