

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



12 Conway Drive, Bourne, Lincolnshire, PE10 2BL

£280,000 Freehold

Winkworth Estate Agents are pleased to bring to the market this deceptively spacious three bedroom detached family home situated on the popular Elsea Park Development. Elsea Park is fast becoming the most popular area for young families, and this property ticks all the boxes. It is within easy access to Bourne town centre, local schools, and green spaces. The property has three good-sized bedrooms, the main with an en-suite, and a family bathroom upstairs. Downstairs, there is a light and airy kitchen/diner, a welcoming entrance hall, a cloakroom, and a dual-aspect lounge. Outside, the garden is walled and fenced, with driveway parking for two vehicles. This property is being sold with no onward chain and is ready to move in. Don't miss out on this one, call 01778 392807 for your viewing!

Detached Family Home | Three Bedrooms & En Suite | Kitchen/Diner | No Ongoing Chain | Driveway | EPC Rating B | Council Tax Band C

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See things differently.



En Suite - Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, extractor fan, radiator and UPVC window to front.

Bedroom Two - 15' x 8'3" (4.57m x 2.51m) UPVC window to front and radiator.

Bedroom Three - 11'5" x 7' (3.48m x 2.13m) UPVC window to side and radiator.



Family Bathroom - Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, extractor fan, radiator and UPVC window to front.

Outside - The rear garden is laid to lawn with paved patio, walling, enclosed by fencing and gated access to parking.
There is two parking spaces to the front.

ACCOMMODATION

Entrance Hall - Composite door to front, radiator, stairs to first floor and under stairs cupboard.

Cloakroom - Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and UPVC window to front.

Kitchen - 15'7" x 11'4" (4.75m x 3.45m) Fitted with a range of base and eye level units stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, plumbing and space for washing machine, fridge freezer space, plumbing and space for dishwasher, radiator, UPVC windows to front and side and French doors to garden.

Lounge - 15'8" x 10'5" (4.78m x 3.18m) UPVC windows to front and side and radiator.

First Floor Landing - Loft access.

Bedroom One - 13' x 11'5" (3.96m x 3.48m) PVC window to side and radiator.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

