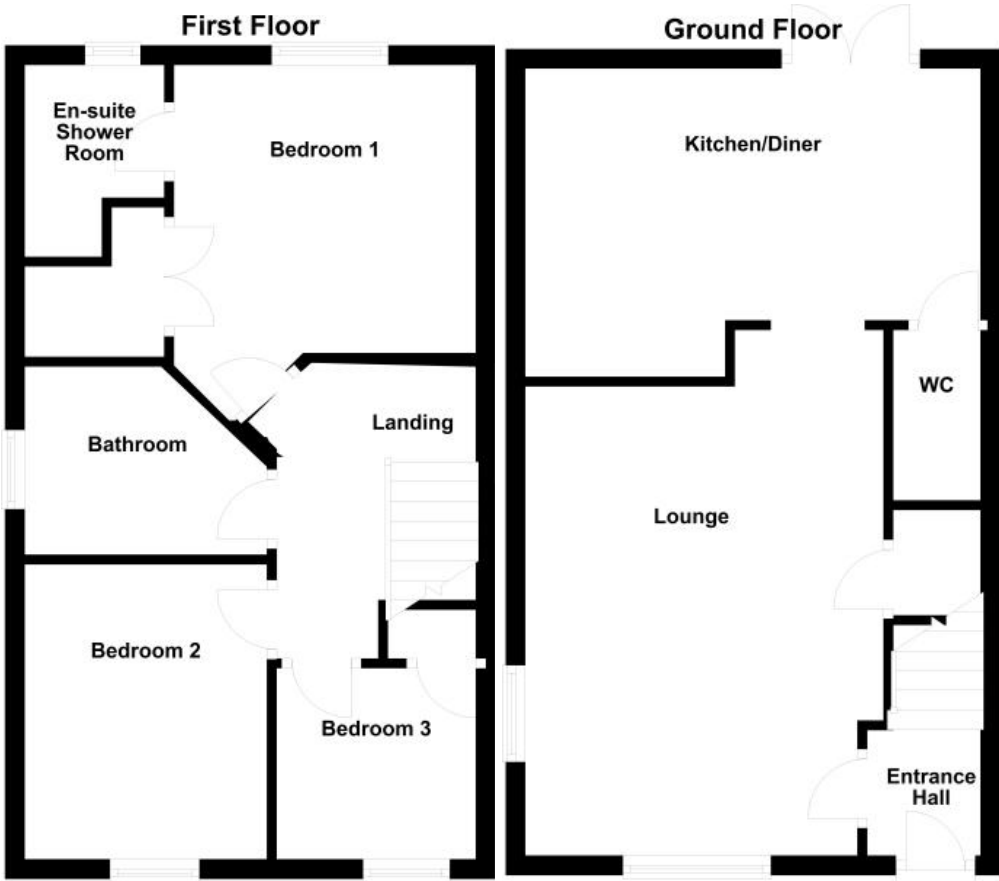
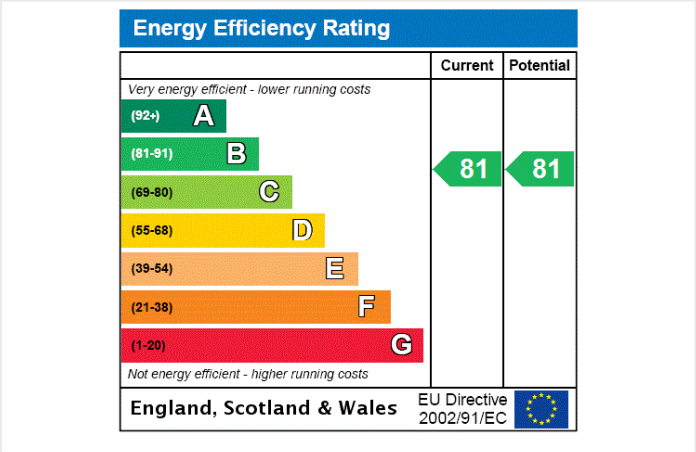


Brooklands Way, Bourne, Lincolnshire

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.



19 Brooklands Way, Bourne, Lincolnshire, PE10 9GW

£210,000 Freehold

A superbly presented three bedroom semi detached home built by Larkfleet Homes located on this small development within walking distance of the town centre. The property would make an ideal first time purchase or buy to let investment benefiting from, entrance hall with stairs to the first floor, lounge, kitchen/dining room with cloakroom off, master bedroom with en-suite, two further bedrooms and family bathroom. The property also benefits from gas central heating to radiators, upvc double glazed windows and an EPC of B. Outside there is a fully enclosed rear garden with access to two allocated parking spaces

Three Bedroom Semi-Detached | Two Allocated Parking Spaces | Kitchen/Dining Room |
En Suite to Master Bedroom | EPC Rating B | Council Tax Band B

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

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ACCOMMODATION

Entrance Hall - LVT flooring, stairs leading to the first floor, radiator, and door leading through to

Lounge - 17'6" x 11'11" (5.33m x 3.63m) UPVC double glazed window overlooking the front and side, LVT flooring, understairs storage cupboard, radiator, tv point, power points and archway leading through to

Kitchen/Dining Room - 15'1" x 10'3" (4.6m x 3.12m) 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 and plumbing for washing machine, space for fridge freezer, upstands, LVT flooring, radiator, upvc double glazed French doors onto the rear garden and door to.

Downstairs Cloakroom - With low level wc, wash hand basin, LVT flooring.

First Floor Landing - With loft access and door to

Bedroom One - 10'1" x 9'6" (3.07m x 2.9m) With LVT flooring, UPVC double glazed window to the rear, radiator, power points, tv point, built in wardrobe and door to



En-Suite Shower Room - With shower cubicle, low level wc, wash hand basin, LVT flooring and frosted window.

Bedroom Two - 9'9" x 8' (2.97m x 2.44m) UPVC double glazed window overlooking the front, radiator and power points

Bedroom Three - 6'8" x 6'4" (2.03m x 1.93m) UPVC double glazed window overlooking the front, radiator and power points

Family Bathroom - Has got a panelled bath and with shower attachment, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window



Outside - The rear garden is mainly paved and gravelled with a wide selection of flowers and shrubs, fencing to all sides and gate giving access to two allocated parking spaces

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

