

Fontwell Park Drive, 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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



20 Fontwell Park Drive, Bourne, PE10 0YE

£380,000 Freehold

Winkworth are delighted to bring to the market this impressive four-bedroom detached family home offering spacious and versatile accommodation arranged over two floors. Ideally positioned within walking distance of Bourne town centre and its excellent range of shops, schools and amenities. The ground floor provides excellent family living space, with a welcoming entrance hall leading to a generous living room and a superb kitchen/dining area, creating a fantastic sociable space for everyday family life and entertaining. There is also a separate utility room, downstairs cloakroom and a useful study, ideal for those working from home. Upstairs, the property continues to impress with four double bedrooms. The spacious main bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a separate family bathroom. Outside, the property is complemented by a single garage and driveway, together with a fully enclosed rear garden. With its generous accommodation, sought-after Elsea Park location and convenient access to Bourne town centre, this is an excellent opportunity for families looking for a well-positioned modern home. Viewing is highly recommended to appreciate the accommodation on offer.

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ACCOMMODATION

Entrance Hall - Stairs to first floor landing, radiator, power points and door through to

Lounge - 16'10" x 11'6" (5.13m x 3.5m) UPVC double glazed window to the front, power points, two radiators and double doors through to

Kitchen/Diner/Family Room - 27'11" x 11'9" (8.5m x 3.58m) A brilliant space for entertaining with UPVC double glazed patio doors onto the rear garden, UPVC double glazed window to rear, two radiators and power points. The kitchen comprises modern fitted units with built in fridge/freezer, built in dishwasher, stainless steel one and a half bowl sink unit, gas hob with extractor hood above, eye level built in electric oven and grill, understairs storage cupboard and door through to;

Utility Room - 6'11" x 5'8" (2.1m x 1.73m) Fitted units and worktop comprising space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, cupboard housing gas boiler, extractor fan and door onto the driveway

Downstairs Cloakroom - UPVC double glazed frosted window, low level WC, pedestal wash hand basin, radiator, part tiled walls

Study - 7'3" x 6'11" (2.2m x 2.1m) UPVC double glazed window to the front, power points, radiator



Master Bedroom - 14'3" x 11'9" (4.34m x 3.58m) UPVC double glazed window to the front, power points with USB connections, radiator, tv point and door through to

En Suite - Modern fitted suite comprising; pedestal wash hand basin, low level WC, fully tiled double shower cubicle, heated towel rail, UPVC double glazed frosted window, part tiled walls, extractor fan

Bedroom Two - 13'9" x 9'10" (4.2m x 3m) UPVC double glazed window to the rear, radiator and power points

Bedroom Three - 13'10" x 9'9" (4.22m x 2.97m) Two UPVC double glazed windows to the front, power points, two radiators, over stairs storage cupboard, tv point

Bedroom Four - 11'9" x 9'10" (3.58m x 3m) UPVC double glazed window to the rear, power points, radiator

Family Bathroom - A modern fitted suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC, fully tiled walls, UPVC double glazed frosted window, extractor fan and heated towel rail

Outside - The property benefits from a 2 car driveway leading to a single garage with power points and light.

The rear garden is an excellent entertaining space featuring a covered paved patio, lawn and mature flower and shrub borders. Fully enclosed on all sides with gated side access.

Agents Note - This property is situated on Elsea Park and therefore is subject to the Elsea Park Management Fee of approx. £290 per annum

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

