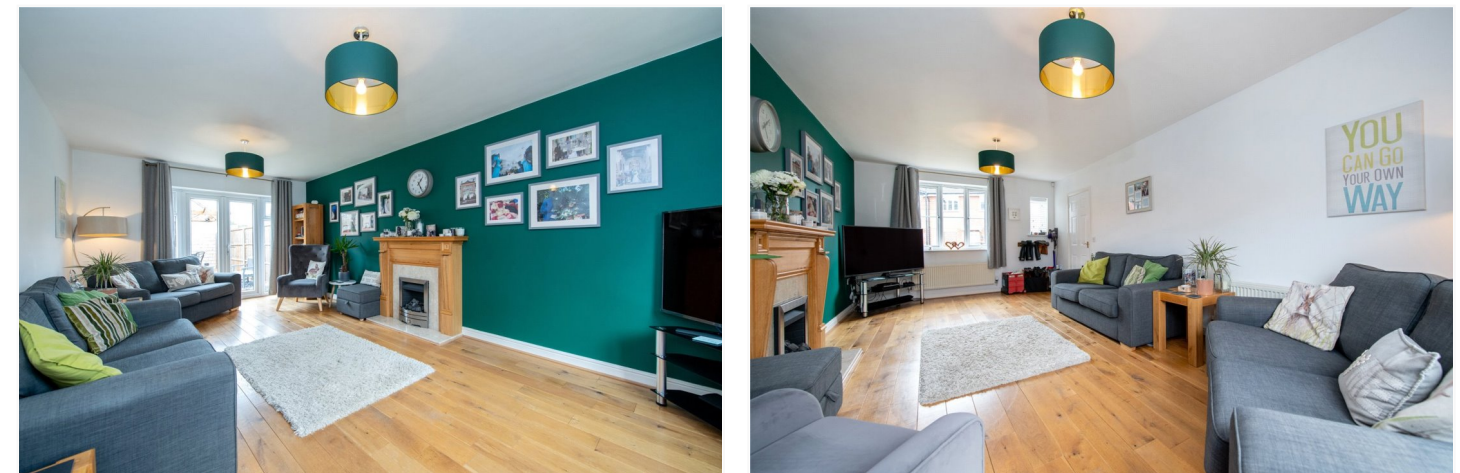
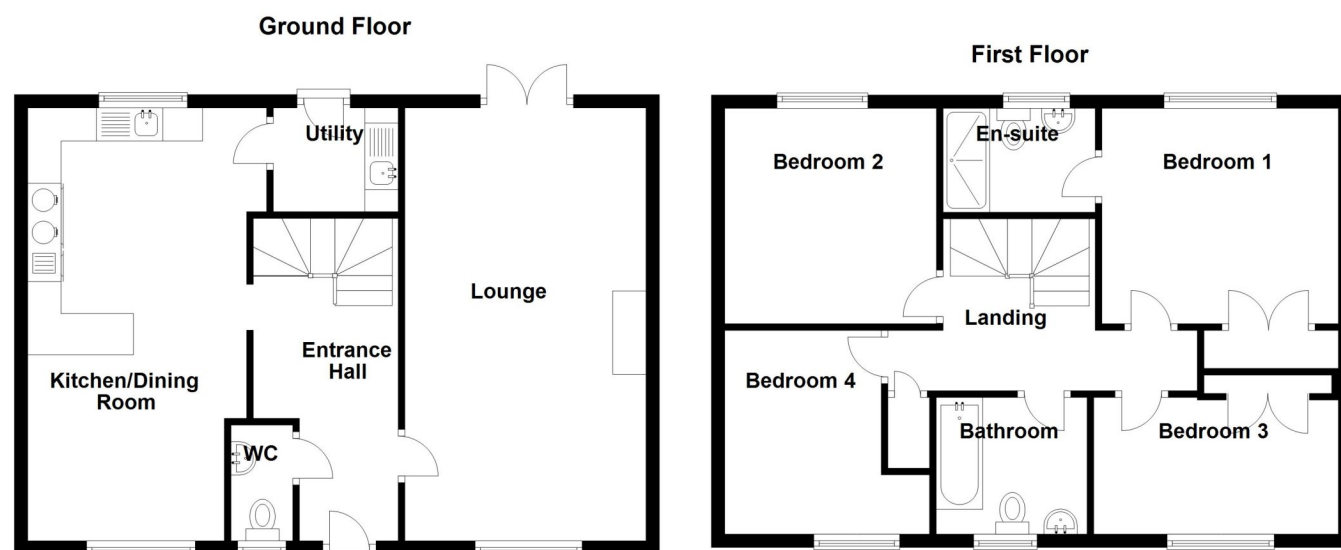


Periwinkle Way, Bourne

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		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



6 Periwinkle Way, Bourne, PE10 0FJ

O.I.E.O £340,000 Freehold

A superbly presented and much improved four bedroom detached home located on the popular Elsea Park development giving easy access to the Grammar school, Tesco supermarket and the A15 road link to Peterborough. The property offers spacious family accommodation benefiting from, entrance hall, downstairs cloakroom, lounge with oak flooring, stunning kitchen/dining room with solid oak worktops and utility room off. On the first floor the master bedroom offers a luxury fitted en-suite, three further bedrooms and a lovely newly fitted bathroom. Outside there is a fully enclosed garden with garage to the rear with ample off road parking in front and to the side. Please call 01778 392807 for more information. EPC Band

Four Bedroom Detached | Master Bedroom With En Suite | Single Garage with 2 Parking Spaces | Utility Room | Separate Dining Room | EPC Rating C | Council Tax Band D

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See things differently.



ACCOMMODATION

Door Leading Through To:

Entrance Hall - with lime stone tiled flooring, stairs leading to the first floor and door leading to.

Cloakroom - low level WC with concealed flush, pedestal wash hand basin, radiator, lime stone flooring and lime stone splash back

Lounge - 21'1" x 11'6" (6.43m x 3.5m) With oak flooring, attractive feature fireplace, radiator, power points, upvc double glazed french doors to the rear garden and upvc double glazed window to the front.

Kitchen/Dining Room - 21'3" x 11'8" (6.48m x 3.56m) With superb newly fitted units comprising, inset Belfast sink, excellent range of wall and base units with solid oak worktops and upstands, space for range cooker with extractor above, integrated dishwasher, integrated fridge freezer, tiled flooring, radiator, power points, upvc double glazed windows to the front and rear and door to.

Utility Room - 5'2" x 6' (1.57m x 1.83m) With fitted worktop and sink, range of wall and base units, space and plumbing for washing machine, tiled flooring and door to the rear garden.



First Floor Landing - access to attic space, cupboard housing gas central heating boiler.

Master Bedroom - 10'9" x 11'9" (3.28m x 3.58m) built in double wardrobes, tv point, telephone point, dark wood effect laminate flooring, radiator and window to the rear

Ensuite Shower Room - Luxury newly fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and upvc double glazed frosted window.

Bedroom Two - 11'2" x 10'7" (3.4m x 3.23m) window to the rear, radiator

Bedroom Three - 10'3" x 7'3" (3.12m x 2.2m) built in double wardrobes, dark wood effect laminate flooring, radiator, window to the front

Bedroom Four - 8' x 11'6" (2.44m x 3.5m) built in double wardrobe, dark wood effect laminate flooring, radiator, window to the front

Family Bathroom - A lovely newly fitted suite comprising, P-shaped bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, radiator and upvc double glazed frosted window.

Outside - To the front there is a lawned garden with pathway leading to the front door. The rear garden is a generous size with paved patio leading onto a fully enclosed lawned garden, the single garage is located just past this property in a small communal car park, there are two allocated off road parking spaces and further visitors parking

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

