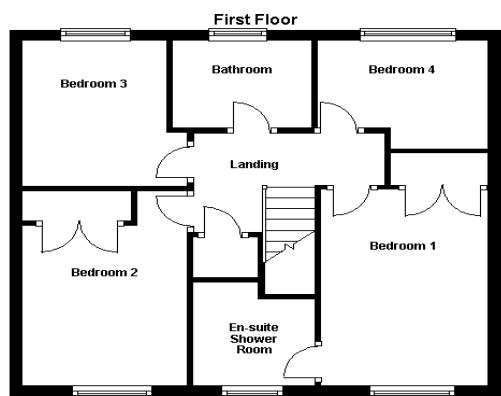
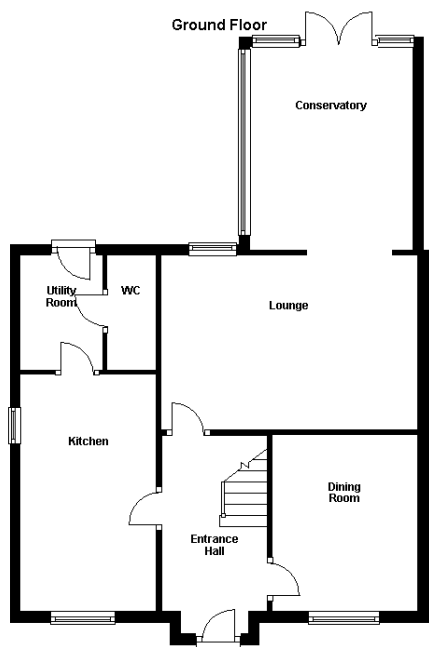


EPC TO FOLLOW



### 3 Iris Gardens, Bourne, Lincolnshire, PE10 0GH

£290,000 Freehold

A modern four bedroom detached family house located on the popular Elsea Park development with garage and driveway. The property offers excellent family accommodation benefiting from, lounge with french doors onto a conservatory, separate dining room, kitchen/breakfast room with utility room off and cloakroom. On the first floor there is a master bedroom with en-suite, three further bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a single garage with driveway providing off road parking and we would strongly recommend an internal viewing.

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See things differently.





## ACCOMMODATION

**Entrance Hall** - Stairs to first floor landing, understairs cupboard with shelving, radiator.

**Downstairs Cloakroom** - Fitted two piece suite in white comprising low-level wc and wash hand basin, tiled flooring, radiator.

**Lounge** - 15'4" x 10'6" (4.67m x 3.2m) UPVC double glazed window to rear, two radiators, TV point, and doors leading to

**Conservatory** - 12'1" x 9'8" (3.68m x 2.95m) UPVC construction, tiled flooring with underfloor heating, UPVC French doors to rear.

**Dining Room** - 10'7" x 8'8" (3.23m x 2.64m) UPVC double glazed window to front, radiator.

**Kitchen/Breakfast Room** - 14'3" x 8'1" (4.34m x 2.46m) Fitted with a range of wall mounted, base and drawer units, fitted work surfaces, sink and drainer unit, fitted electric oven and gas hob, space and plumbing for dishwasher, breakfast bar, tiled flooring, radiator, recess lighting, UPVC double glazed windows to front and side.



**Utility Room** - 7' x 4'11" (2.13m x 1.5m) Fitted base and wall mounted units, fitted work surface, sink and drainer unit, space and plumbing for washing machine and dryer, wall tiling, radiator, central heating boiler, door to garden.

**First Floor Landing** - Airing cupboard, ladder access to partially boarded loft space, radiator.

**Bedroom One** - 12'4" x 8'11" (3.76m x 2.72m) UPVC double glazed window to front, built-in wardrobes and radiator

**En Suite** - Fitted three piece suite in white comprising low-level wc, wash hand basin and shower cubicle, extractor fan, shaver point, radiator, fully tiled walls, underfloor heating and UPVC double glazed window to front.

**Bedroom Two** - 10'1" x 8'4" (3.07m x 2.54m) UPVC double glazed window to front and radiator.

**Bedroom Three** - 9'2" x 7'6" (2.8m x 2.29m) UPVC double glazed window to rear, radiator.

**Bedroom Four** - 8'10" (2.7) max/5'3" (1.6)min x 6'10" (2.08) UPVC double glazed window to rear, radiator.

**Family Bathroom** - Fitted three piece suite in white comprising low-level wc, vanity unit wash hand basin and bath, shaver point, extractor fan, radiator, fully tiled walls, UPVC double glazed window.

**Outside** - To the front the garden is open plan and low maintenance. Block paved driveway providing off-road parking for approximately two vehicles and leads to the single garage. The enclosed rear garden is mainly laid to lawn with an extensive patio area.

**Single Garage** - Up and over door, power and light connected - part converted to be an office space with power and light

**Agents Note** - This property is subject to the Elsea Park Management Fee at approx. £290 per annum

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown ( Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

