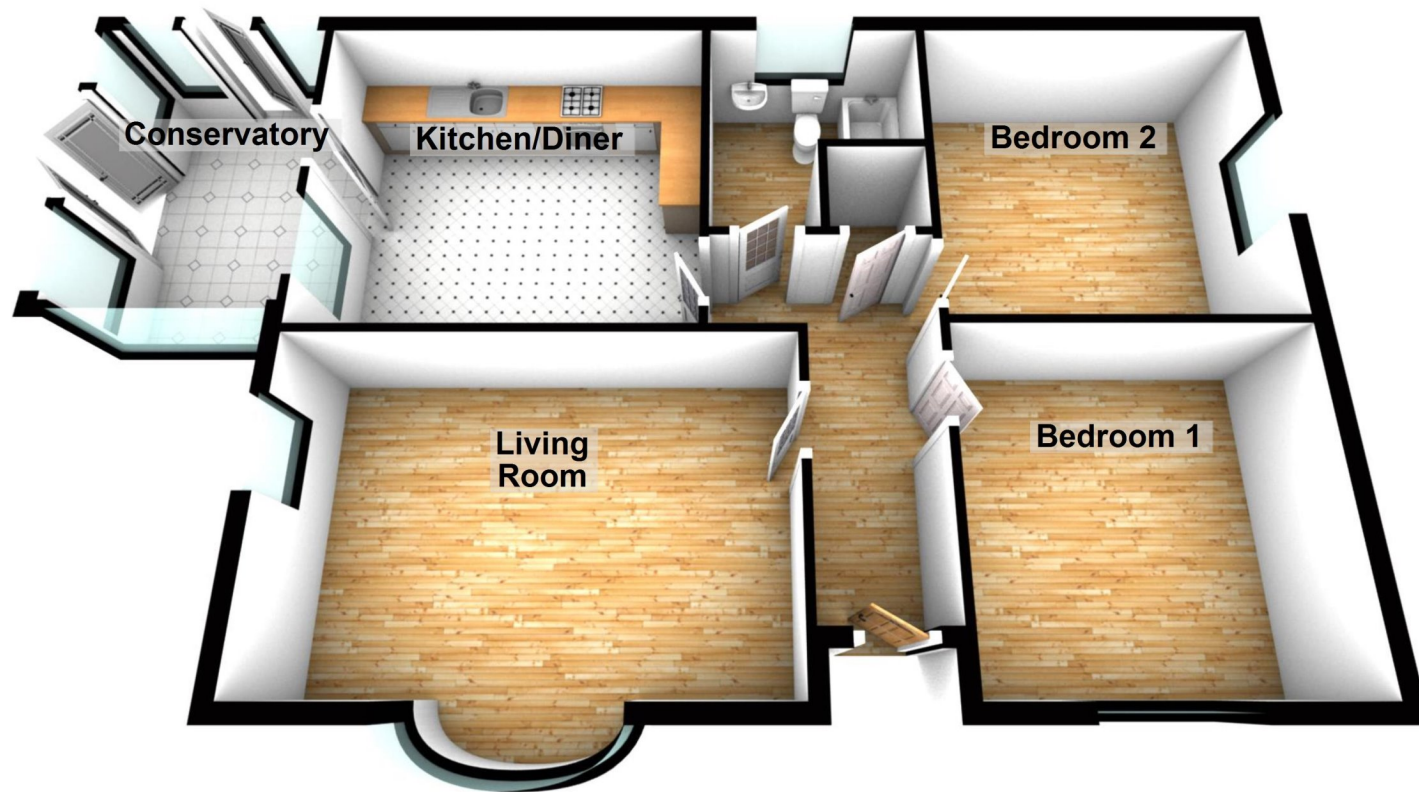


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ground Floor



17 Maple Gardens, Bourne, PE10 9DW

£345,000 Freehold

REDUCED FOR A QUICK SALE Winkworth Estate Agents are delighted to offer for sale this superbly presented and much improved two bedroom detached bungalow located in this highly sought after road within walking distance of the town centre. The property is offered for sale with no ongoing chain and benefits from, lounge, modern fitted kitchen/dining room with conservatory off, two double bedrooms and modern fitted shower room. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a detached single garage and plenty of parking plus a easy to maintain walled courtyard garden making this home a must view. Please call 01778 392807 for more information.

Two Bedroom Detached Bungalow | No Ongoing Chain | Walking Distance To Town Centre | Detached Single Garage | Ample Off-Road Parking | Council Tax Band C

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

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See things differently.



Shower Room - Modern fitted suite comprising fully tiled walk in shower, low level wc and wash hand basin set in unit with cupboards below, heated towel rail, tiled walls and floors and frosted window.

Outside - To the side there is a DETACHED SINGLE GARAGE with up and over door, power and light plus a personal door to the garden. The front garden is a generous corner plot being easy to maintain with flower and shrub borders and pathway to the front door. The rear/side garden is a private part walled courtyard garden providing a pleasant sitting area.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C



ACCOMMODATION

Entrance Hall - With laminate flooring, built in airing cupboard, access to the loft, radiator and door to.

Lounge - 17'6" x 12'10" (5.33m x 3.9m) With attractive feature fireplace, upvc double glazed bay window to the front and further window to the side, radiator and power points.

Kitchen/Dining Room - 14'3" x 11'5" (4.34m x 3.48m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge freezer, space and plumbing for washing machine, gas boiler supplying hot water and central heating, radiator, power points, upvc double glazed window and door to.

Conservatory - 12'9" x 8'2" (3.89m x 2.5m) With double glazed windows and doors onto the rear garden.

Bedroom One - 12'2" x 12'1" (3.7m x 3.68m) With upvc double glazed window to the front, radiator and power points.

Bedroom Two - 12'1" x 12' (3.68m x 3.66m) With upvc double glazed window to the side, radiator and power points.

