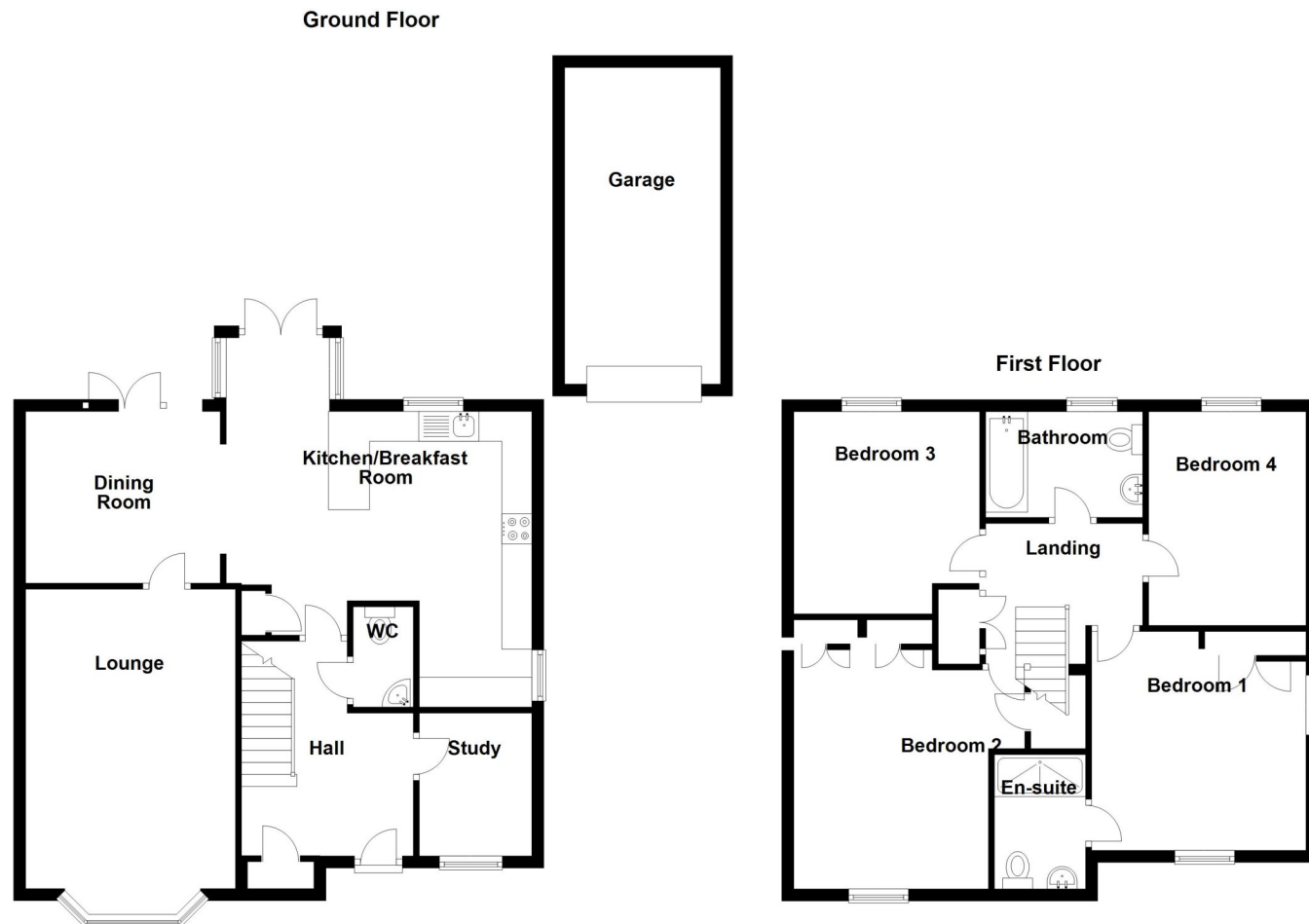


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



7 Great Leighs, Bourne, Lincolnshire, PE10 0WF

£375,000 Freehold

Winkworth are delighted to bring to the market this stunning four bedroom detached family home built by David Wilson homes located in an off road position with generous rear garden and garage and driveway to the side. The property offers excellent accommodation benefiting from, lounge with bay window, separate study, fantastic new fitted kitchen/breakfast with quartz worktops opening to a dining room and downstairs cloakroom. On the first floor there is a master bedroom with en-suite, three further bedrooms and family bathroom. Outside there is a lawned garden which could be turned into further parking plus a garage and driveway to the side and the rear garden is a generous size, mainly lawned and fully enclosed. Please call 01778 392807 for further details.

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

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



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See things differently.



UPVC double glazed french doors onto the rear and further window to the side.

Study - 7' x 6'5" (2.13m x 1.96m) UPVC double glazed window overlooking the front, radiator and power points

First Floor Landing - built in airing cupboard, radiator and loft access and door leading through to:

Bedroom One - 12'8" x 11'11" (3.86m x 3.63m) Two UPVC double glazed windows overlooking the front, fitted wardrobes, radiator, power points and door leading through to:

En-Suite Shower Room - fitted suite comprising fully tiled shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail and extractor fan

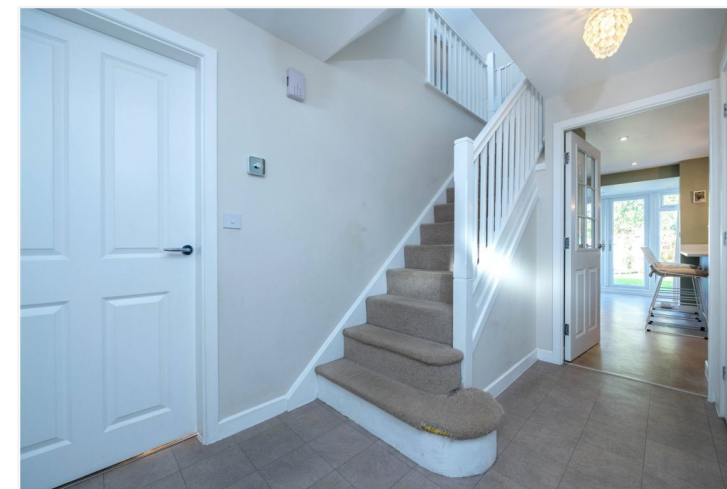
Bedroom Two - 12'5" x 12'2" (3.78m x 3.7m) fitted wardrobes, UPVC double glazed window to the front, further built in wardrobe cupboard, radiator and power points

Bedroom Three - 11' x 10'5" (3.35m x 3.18m) UPVC double glazed window to the rear, radiator and power points

Bedroom Four - 10'3" x 9'10" (3.12m x 3m) UPVC double glazed window to the rear, radiator, power points

Family Bathroom - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, part tiled walls, low level WC, wash hand basin, heated towel rail and UPVC double glazed frosted window

Outside - To the front there is a lawned garden which could be made into further parking with a driveway providing parking leading to a SINGLE GARAGE. The rear garden is a generous size with paved patio leading onto lawned garden which is fully enclosed with side access.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

SERVICE CHARGE

ACCOMMODATION

Entrance Hall - stairs to first floor, radiator, built in storage cupboard and door leading through to:

Downstairs Cloakroom - Low level WC, wash hand basin with tiled splash back, radiator and extractor fan

Lounge - 18'6" x 12'3" (5.64m x 3.73m) UPVC double glazed bay window to the front, attractive feature fireplace, radiator, power points, tv points and door leading through to:

Dining Room - 11' x 9'1" (3.35m x 2.77m) UPVC double glazed french doors onto the rear garden, radiator, power points and archway through to:

Kitchen/Breakfast Room - 16'9" x 14'5" (5.1m x 4.4m) With stunning new fitted units comprising inset sink unit with cupboards below, excellent range of wall and base units complemented by quartz worktops and upstands, built in double oven and induction hob with extractor fan above, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine, radiator, UPVC double glazed window to the rear, understairs storage cupboard, new wall mounted gas boiler supplying hot water and central heating,