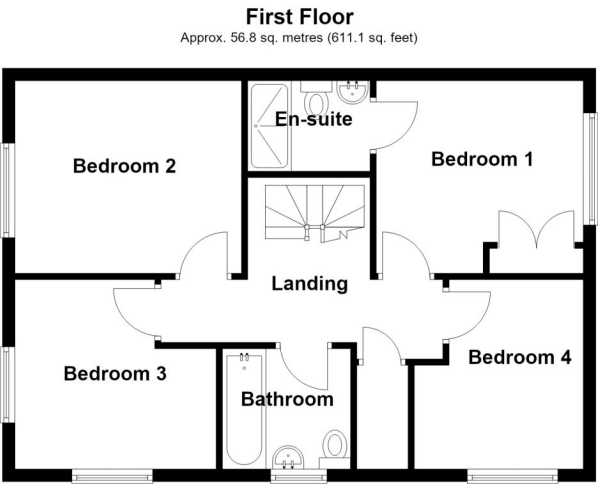
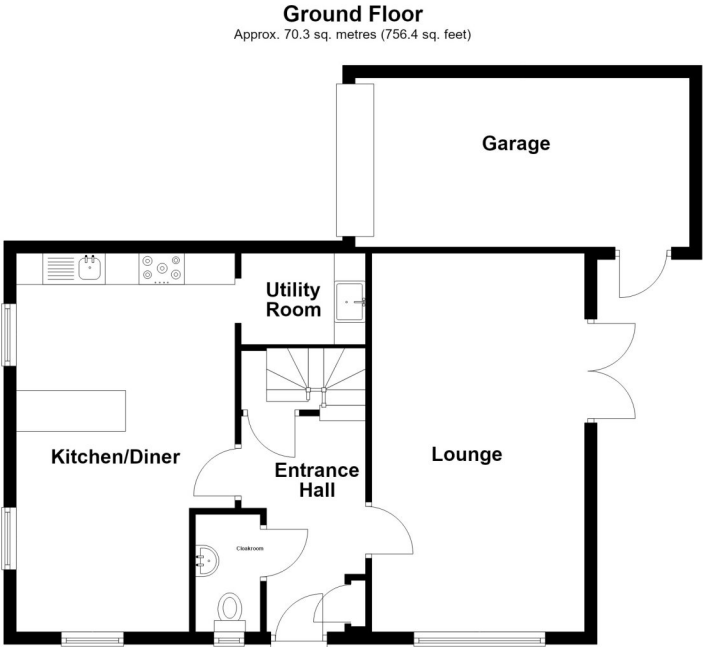


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 127.0 sq. metres (1367.5 sq. feet)



80 Great Leighs, Bourne, Lincolnshire, PE10 0WZ

OIEO £315,000 Freehold

This modern four-bedroom detached family home, built by Taylor Wimpey Homes, occupies a pleasant position on the highly popular Elsea Park development in Bourne. Offering well-planned and spacious accommodation arranged over two floors, the property is ideally suited to growing families and benefits from a single garage. The ground floor features a welcoming entrance hall with downstairs cloakroom, a generous lounge, and a spacious kitchen/dining room providing an excellent everyday living and entertaining space. A separate utility room adds further practicality. Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a separate family bathroom. Elsea Park remains one of Bourne's most sought-after modern developments, offering a family-friendly setting with convenient access to local amenities, schooling and Bourne town centre. With its excellent layout, four bedrooms and single garage, this is a superb modern family home and viewing is highly recommended.

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See things differently.



First Floor Landing - With access to a boarded loft, large storage cupboard and door leading to:

Bedroom One - 11'7" x 10'1" (3.53m x 3.07m) With upvc double glazed window to the front, fitted wardrobe, radiator, power points and door leading to:

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, heated towel rail and extractor fan.

Bedroom Two - 12'5" x 9'8" (3.78m x 2.95m) With upvc double glazed window to the side, radiator and power points.

Bedroom Three - 10'1" x 9'7" (3.07m x 2.92m) With upvc double glazed window to the side, radiator and power points.

Bedroom Four - 8'5" x 8'2" (2.57m x 2.5m) With upvc double glazed window to the side, radiator and power points.

Bathroom - Fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, heated towel rail, tiled walls and frosted window.

Outside - To the side there is a single garage with driveway providing off road parking plus EV charge.

The east-facing rear garden is mainly laid to lawn and enclosed by timber fencing and brick walling, providing a good degree of privacy. A generous raised decked seating area offers ample space for outdoor dining and entertaining, with established trees and planted borders adding greenery and interest.

Single Garage - With up and over door, power and light plus personal door to the garden.

ACCOMMODATION

Entrance Hall - With LVT flooring, stairs leading to the first floor, radiator, power points, under stairs storage cupboard and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, radiator, LVT flooring and frosted window.

Lounge - 19'7" x 11'4" (5.97m x 3.45m) With french doors leading onto the rear garden, upvc double glazed window to the front, LVT flooring, radiator and power points.

Kitchen/Diner - 19'7" x 11'9" (5.97m x 3.58m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, integrated oven and hob with extractor above, integrated fridge freezer, integrated dishwasher, wall mounted gas boiler supplying hot water and central heating, LVT flooring, fitted shutters, radiator, power points and archway to:

Utility Room - With fitted units with worktop, integrated washing machine and LVT flooring.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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