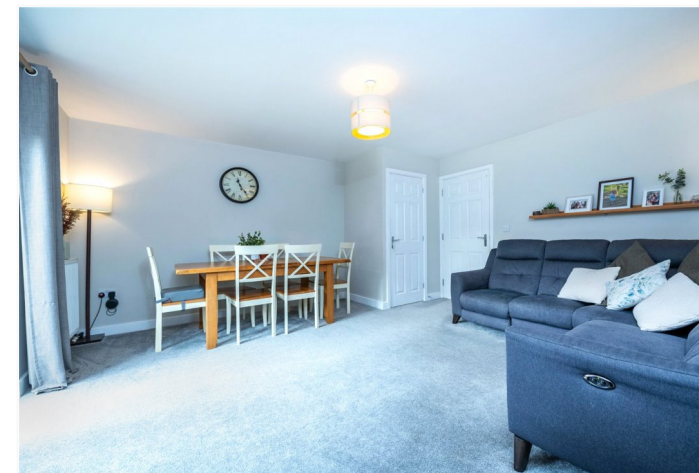
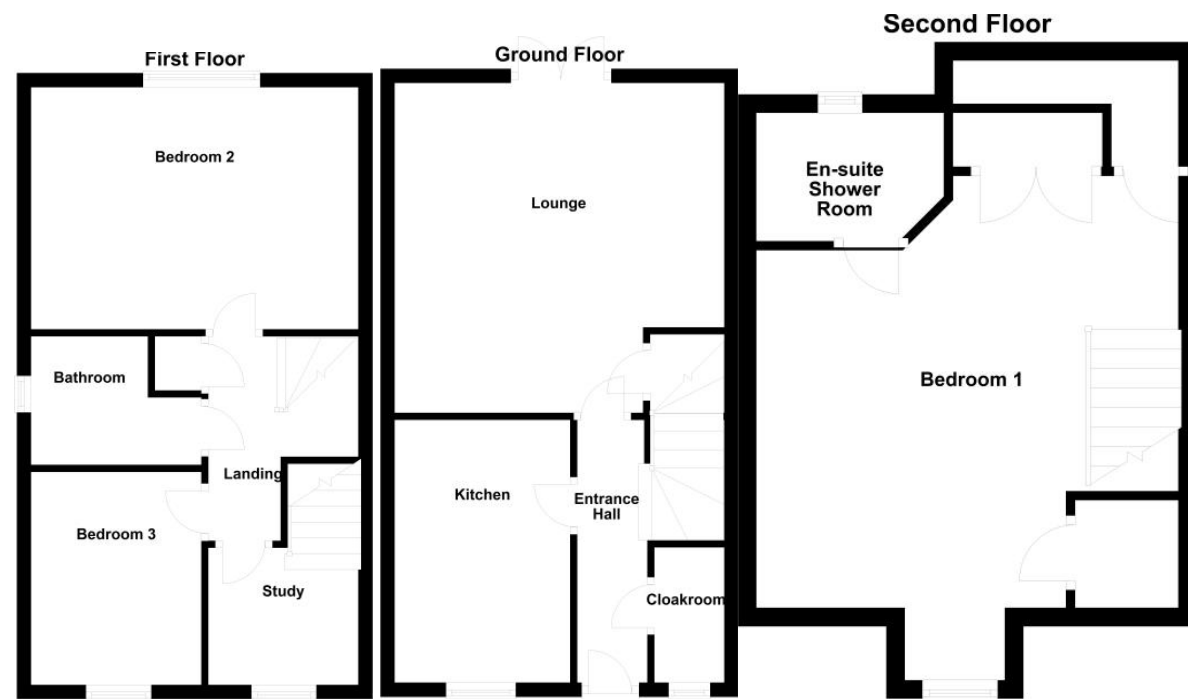


Aintree Way, Bourne, Lincolnshire

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		90
(81-91) B		
(69-80) C	79	
(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 Aintree Way, Bourne, Lincolnshire, PE10 0WG

£235,000 Freehold

We are delighted to offer for sale this superbly presented three bedroom town house with garage and driveway to the side. The property offers excellent accommodation set over three floor benefiting from, downstairs cloakroom, modern fitted kitchen and lounge/dining room. On the first floor there are two generous bedrooms and a family bathroom and the top floor boasts a large master bedroom with en-suite. Outside there is a single garage with driveway in front and to the rear an established fully enclosed garden. Please call 01778 392807 for more information.

Three Bedroom Semi-Detached | Downstairs Cloakroom | Master on Second Floor with En Suite | Single Garage & Driveway | EPC Rating - C | Council Tax Band C

Winkworth Bourne | 01778392807 |
 bourne@winkworth.co.uk
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See things differently.



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to.

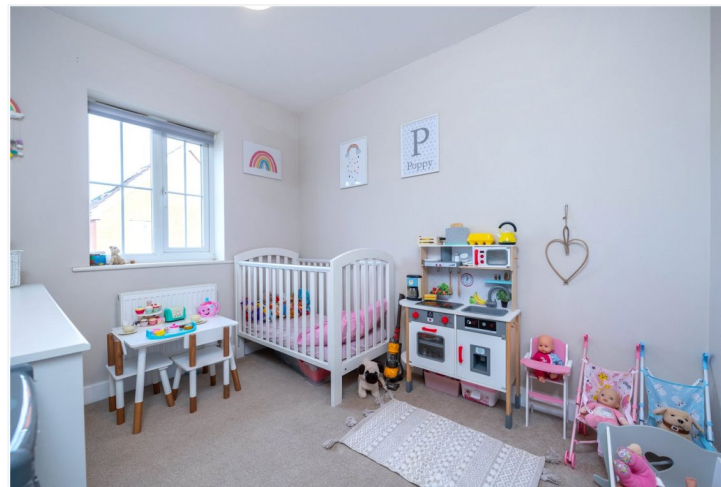
Downstairs Cloakroom - With low level WC, wash hand basin, radiator and frosted window.

Kitchen - 12'1" x 8' (3.68m x 2.44m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space and plumbing for dishwasher and washing machine, fridge freezer, part tiled walls, tiled flooring, wall mounted boiler supplying hot water and central heating and UPVC double glazed window to the front.

Lounge/Dining Room - 15'1" x 15'1" (4.6m x 4.6m) With french doors leading onto the rear garden, radiator, power points and built in storage cupboard.

First Floor Landing - With built in airing cupboard and door to.

Bedroom Two - 15'1" x 11'1" (4.6m x 3.38m) With UPVC double glazed window to the rear, radiator and power points.



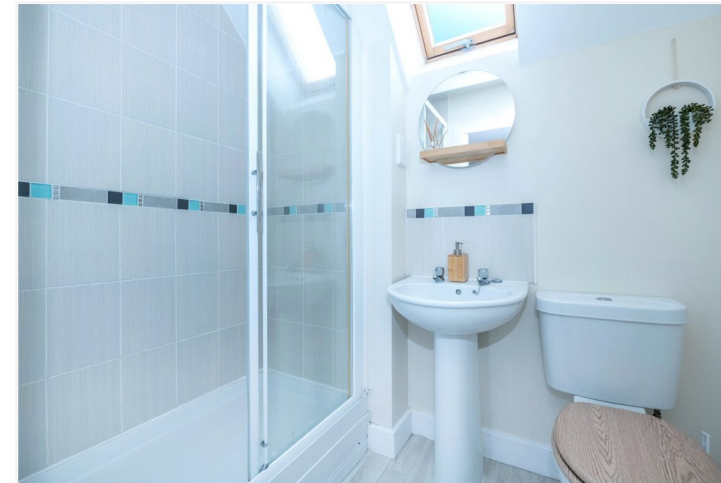
Bedroom Three - 9'9" x 8' (2.97m x 2.44m) With UPVC double glazed window to the front, radiator and power points.

Bathroom - With modern fitted suite comprising, panelled bath, low level WC, wash hand basin, part tiled walls and radiator.

Study Area - 6'10" x 6'3" (2.08m x 1.9m) With UPVC double glazed window to the front and stairs leading to.

Second Floor Landing

Master Bedroom - 17'5" x 15' (5.3m x 4.57m) A bright and spacious room with built in wardrobes, radiator, power points and door leading to.



En-Suite Shower Room - Fitted suite comprising, walk in shower cubicle, low level WC, wash hand basin, part tiled walls, radiator and Velux window.

Outside - To the side there is a SINGLE GARAGE with driveway providing off road parking. The rear garden is fully enclosed and mainly lawned.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

