

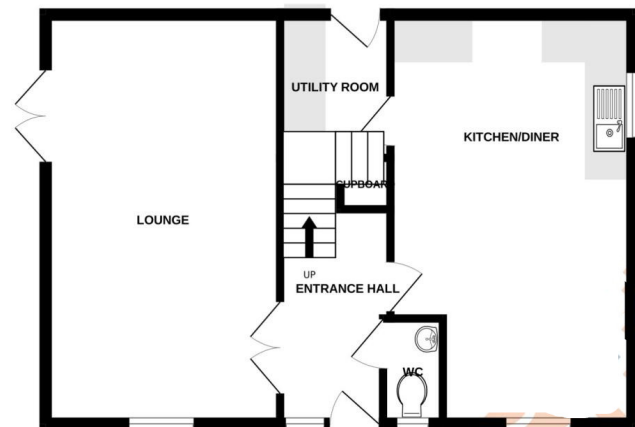
Chepstow Drive, Bourne, Lincolnshire

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		
(81-91) B		89
(69-80) C	78	
(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	



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



34 Chepstow Drive, Bourne, Lincolnshire, PE10 0RX

£340,000 Freehold

*****REDUCED FOR A QUICK SALE***** A superbly presented four-bedroom detached home located in this cul-de-sac position with generous corner plot garden, single garage and driveway. The property offers excellent family accommodation benefiting from, entrance hall, downstairs cloakroom, lounge, kitchen/dining room with utility room off. On the first floor the master bedroom benefits from an en-suite, there are 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 garage and driveway to the side and the rear garden is a corner plot lawned garden which is fully enclosed. Please call 01778 392807 for more information.

Four Bedroom Detached | Single Garage | Gas Central Heating | UPVC Double Glazed Windows | Enclosed Rear Garden | Off Road Parking

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.



winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

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

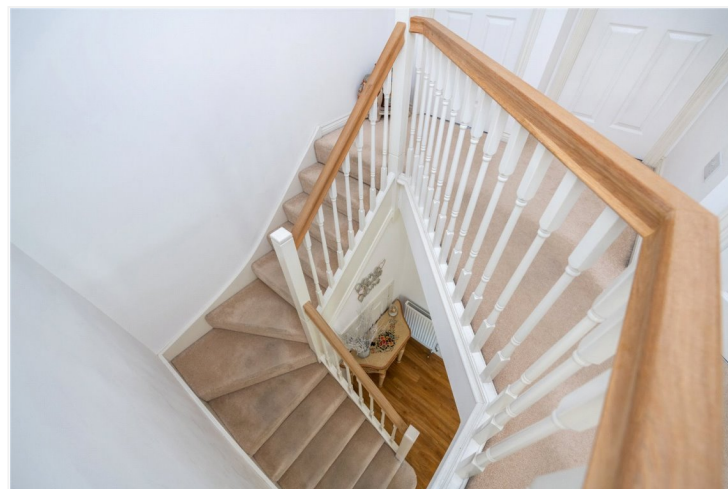
Downstairs Cloakroom - With low level wc, wash hand basin, LVT flooring and upvc double glazed frosted window.

Lounge - 19' x 11'1" (5.8m x 3.38m) With upvc double glazed french doors to the rear garden and further window to the front, radiator, power points and tv point.

Kitchen/Dining Room - 19' x 11' (5.8m x 3.35m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in double oven and hob with extractor above, integrated dishwasher, integrated fridge freezer, upstands, upvc double glazed windows to the front and side, LVT flooring, radiator and door to.

Utility Room - 6'1" x 5' (1.85m x 1.52m) With fitted worktop with sink, integrated washing machine, wall mounted gas boiler, LVT flooring and door to the rear garden.

First Floor Landing - With built in airing cupboard, access to the loft and door to.



Bedroom One - 12'1" x 11' (3.68m x 3.35m) With upvc double glazed window, built in mirror fronted wardrobes, radiator, power points and door to.

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Bedroom Two - 9'1" x 9' (2.77m x 2.74m) With built in mirror fronted wardrobe, radiator, power points and upvc double glazed window.

Bedroom Three - 9' x 8'1" (2.74m x 2.46m) With upvc double glazed window, radiator and power points.

Bedroom Four - 8' x 7'1" (2.44m x 2.16m) With upvc double glazed window, radiator and power points.

Family Bathroom - With modern fitted suite comprising, panelled bath with shower, low level wc, wash hand basin, radiator and frosted window.

Outside - To the side there is a SINGLE GARAGE and driveway providing off road parking. The rear garden is a generous corner plot being mainly laid to lawn and fully enclosed.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D