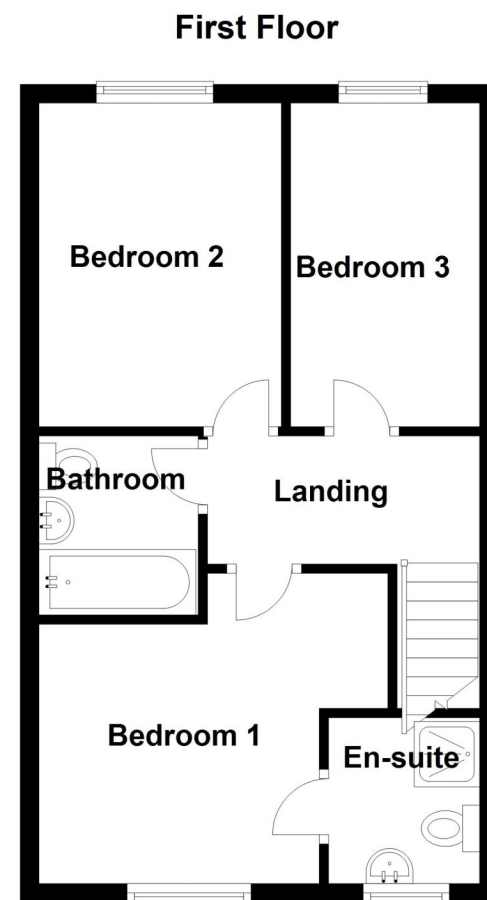
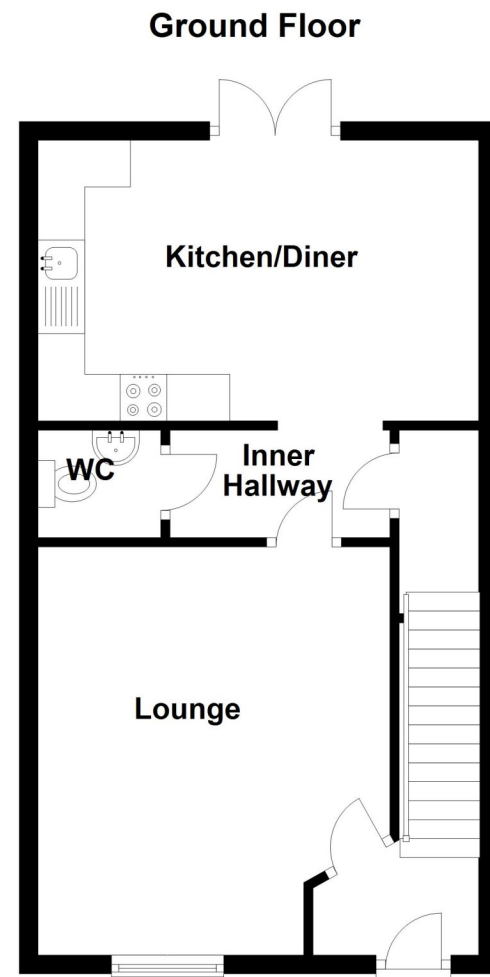


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



10 Uttoxeter Close, Bourne, Lincolnshire, PE10 0XX

£225,000 Freehold

Winkworth are delighted to offer for sale this stunning three bedroom end of terraced home that is immaculate throughout and benefits from a private south facing garden. The property offers good accommodation benefiting from, lounge, downstairs cloakroom, modern fitted kitchen/dining room with french doors onto the rear garden, master bedroom with en-suite, two further bedrooms and family bathroom. Outside the garden has a wood decked patio leading onto a fully enclosed lawned garden with side access and there is also allocated parking. The property is located on the popular Elsea Park development giving easy access to the A15 road link to Peterborough with its main line train station to London/Kings Cross.

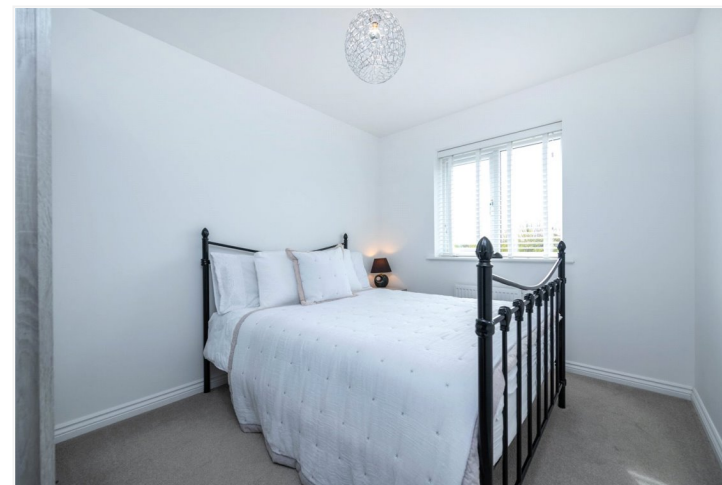
Winkworth Bourne | 01778392807 |
 bourne@winkworth.co.uk
winkworth.co.uk/bourne

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

winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

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

Lounge - 14'2" x 12'2" (4.32m x 3.7m) With upvc double glazed window to the front, radiator, power points and door leading to.

Inner Hall - With large under stairs storage cupboard, open to the kitchen and door to.

Downstairs Cloakroom - With low level wc, wash hand basin and extractor fan.

Kitchen/Dining Room - 15'8" x 9'9" (4.78m x 2.97m) Modern fitted units comprising one and a half bowl sink unit with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated washer/dryer, integrated dishwasher, integrated fridge freezer, radiator, power points and french doors onto the rear garden.

First Floor Landing - With radiator and door leading to.

Bedroom One - 11'6" x 10'1" (3.5m x 3.07m) Upvc double glazed window overlooking the front, radiator, power points and door leading to.

En-Suite Shower Room - With fully tiled shower cubicle, low level wc, wash hand basin, heated towel rail and upvc double glazed frosted window and extractor fan.

Bedroom Two - 11'3" x 8'2" (3.43m x 2.5m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 11'3" x 6'8" (3.43m x 2.03m) With upvc double glazed window to the rear, radiator and power points.

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

Outside - The rear garden is South Facing with a wood decked patio leading to a lawned garden fully enclosed by fencing and side access and outside tap. There is also allocated parking nearby.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B