
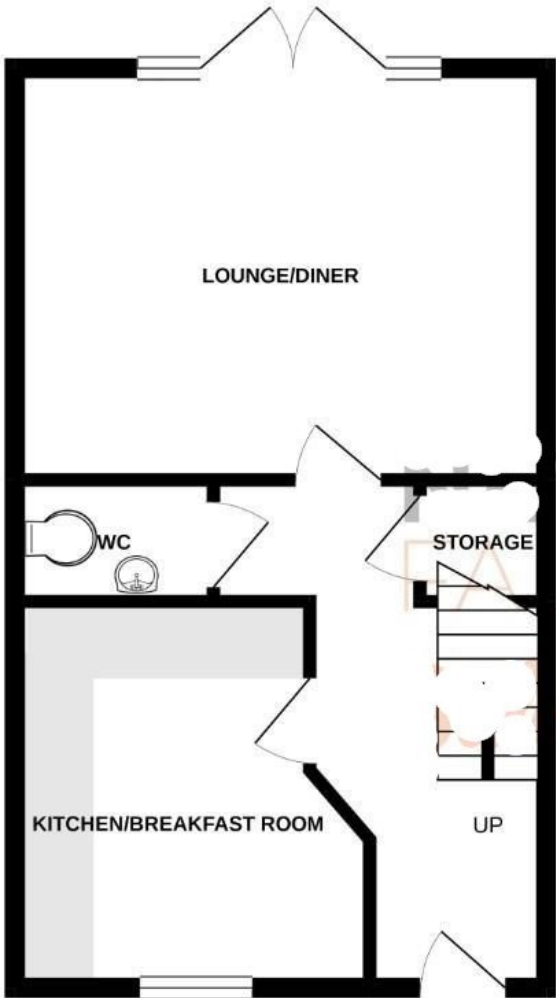


Great Leighs, Bourne, Lincolnshire

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	83	95
(81-91) B		
(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	

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



74 Great Leighs, Bourne, Lincolnshire, PE10 0WF

£220,000 Freehold

A superbly presented and much improved three-bedroom end of terraced home located on the popular Elsea Park development. The property is immaculate throughout and benefits from, entrance hall, downstairs cloakroom, kitchen/breakfast room, lounge with French doors onto the rear garden, master bedroom with en-suite, two further bedrooms and family bathroom. The property also benefits from, air conditioning, gas central heating to radiators and upvc double glazed windows. Outside there is a block paved driveway to the side providing off road parking for two cars and to the rear a fully enclosed lawned garden with side access. Please call 01778 392807 for more information.

Superbly presented three-bedroom end of terraced home on Elsea Park development |
Air conditioning | Driveway to the side off road parking for two cars | Fully enclosed
lawned garden | EPC Rating B | Council Tax Band B

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See things differently.



En Suite - 5'9" x 5'6" (1.75m x 1.68m) With shower cubicle. low level wc, wash hand basin and radiator.

Bedroom Two - 10'9" x 8 (3.28m x 8) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 12'2" x 6'7" (3.7m x 2m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - 6'8" x 5'7" (2.03m x 1.7m) With panelled bath, low level wc, wash hand basin, part tiled walls and radiator.

Outside - To the side there is a block paved driveway providing parking for two cars. The rear garden is fully enclosed by fencing with a paved patio leading to a lawned garden with further patio area to the rear and side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

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

Downstairs Cloakroom - 6'1" x 3'5" (1.85m x 1.04m) With low level wc, wash hand basin and radiator.

Kitchen/Breakfast Room - 11'2" x 10'1" (3.4m x 3.07m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated fridge freezer, integrated washing machine, tiled flooring, upstands, radiator and upvc double glazed window to the front.

Lounge/Diner - With fitted tv display and cupboards under, radiator, power points and upvc double glazed french doors to the rear.

Firs Floor Landing - With door leading to.

Bedroom One - 11'2" x 9'10" (3.4m x 3m) With upvc double glazed window to the front, air conditioning unit, built in wardrobes, radiator, power points and door leading to.

