

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



21 Hexham Avenue, Bourne, Lincolnshire, PE10 0YB

£230,000 Freehold

A superbly presented three bedroom town house with garage and driveway to the side. The property is located on the popular Elsea Park development benefiting from modern fitted kitchen/breakfast room, lounge and downstairs cloakroom. On the first floor there is a generous second bedroom and further third bedroom plus family bathroom and on the second floor a fantastic master bedroom with fitted wardrobes and en-suite shower room. Outside there is a block paved driveway providing ample off road parking leading to a single garage and to the rear a fully enclosed garden with artificial grass providing great maintenance free outside space

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See things differently.



Bedroom Two - 15'8" x 11'10" (4.78m x 3.6m) With upvc double glazed windows to the rear, radiator and power points.

Bedroom Three - 9'4" x 8'4" (2.84m x 2.54m) With upvc double glazed window to the front, radiator and power points.

Bathroom - Modern fitted suite comprising, panelled bath, low level wc, wash hand basin, part tiled walls, heated towel rail and extractor fan.

Second Floor Landing

Master Bedroom - 17'2" x 12'1" (5.23m x 3.68m) With upvc double glazed window, bespoke full length wardrobes, radiator, power points, tv point and door to

En-Suite Shower Room - With walk in shower cubicle, low level wc , wash hand basin, part tiled walls, heated towel rail and velux window.

Outside - To the side there is a driveway providing ample off road parking with access to.



ACCOMMODATION

Entrance Hall - With wood effect flooring, stairs leading to the first floor, built in storage cupboard, radiator and door to.

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

Kitchen/Breakfast Room - 11'4" x 9'11" (3.45m x 3.02m) With modern fitted units comprising, one and a half bowl sink unit with cupboard below, excellent range of wall and base units with worktops and upstands, built in double oven, built in hob with extractor above, integrated washing machine, integrated fridge freezer, space and plumbing for dishwasher, radiator, power points and upvc double glazed window to the front.

Lounge - 15'8" x 12'4" (4.78m x 3.76m) With wood effect flooring, radiator, power points, tv point and upvc double glazed french doors and windows onto the rear garden.

First Floor Landing - With door leading to a study/storage area with stairs leading to the second floor.



Single Garage - With up and over door

Rear Garden - With patio area leading onto an artificial grass area which is fully enclosed with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

