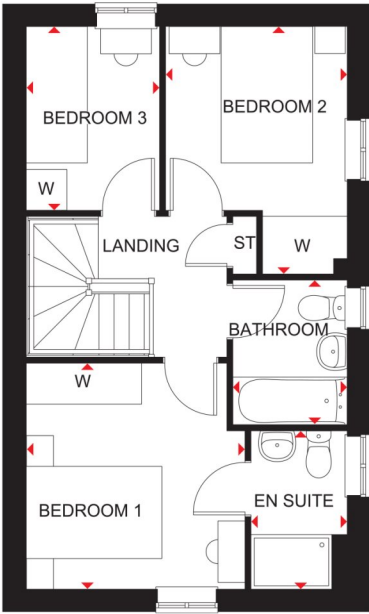
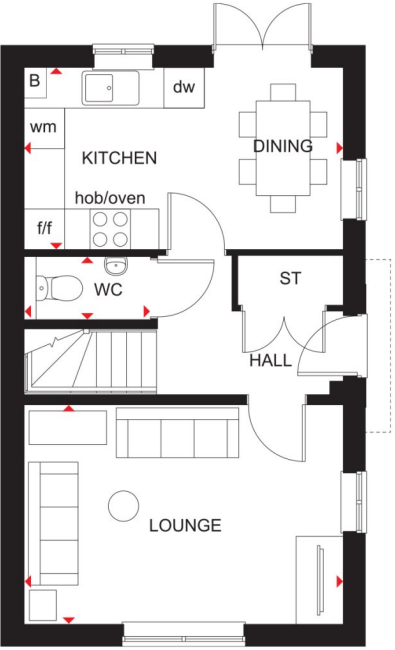


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## 1 Carlisle Terrace, Bourne, Lincolnshire, PE10 0ZN

OIEO £230,000 Freehold

We are delighted to offer for sale this superbly presented three bedroom semi detached home built by Barratt homes located on the popular Elsea Park development. The property offers excellent accommodation benefiting from, lounge with part panelled walls, modern fitted kitchen/dining room with french doors onto the kitchen, master bedroom with en-suite shower room, two further bedrooms and family bathroom. The property also benefits from gas central heating to radiator, upvc double glazed windows and an EPC rating of B. Outside there is a lovely fully enclosed part walled garden with leads to a private driveway providing off road parking. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

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See things differently.





**Bedroom One** - 10'11" x 10'10" (3.33m x 3.3m) With built in mirror fronted wardrobes, part panelled walls, upvc double glazed window to the front, radiator, power points and door leading to:

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

**Bedroom Two** - 11'10" x 8'9" (3.6m x 2.67m) With built in wardrobe, upvc double glazed window to the rear, radiator and power points.

**Bedroom Three** - 8'10" x 6'5" (2.7m x 1.96m) With upvc double glazed window to the rear, radiator and power points.

**Family Bathroom** - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

**Outside** - The rear garden is part walled and fully enclosed with paved patio leading onto an artificial grass area with raised flower beds and gate giving access to the private driveway providing off road parking.

**ACCOMMODATION**

**Entrance Hall** - With stairs leading to the first floor, built in storage cupboard, laminate flooring, radiator, power points and door leading to:

**Downstairs Cloakroom** - With low level wc, wash hand basin, laminate flooring, part tiled walls and radiator.

**Lounge** - 15'6" x 10'7" (4.72m x 3.23m) With part panelled walls, laminate flooring, upvc double glazed windows to the front and side, radiator and power points.

**Kitchen/Dining Room** - 15'6" x 8'10" (4.72m x 2.7m) 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, integrated dishwasher, part tiled walls, laminate flooring, upvc double glazed window and french doors onto the rear garden.

**First Floor Landing** - With built in storage cupboard and door leading to:



**LOCAL AUTHORITY**

South Kesteven

**TENURE**

Freehold

**COUNCIL TAX BAND**

B