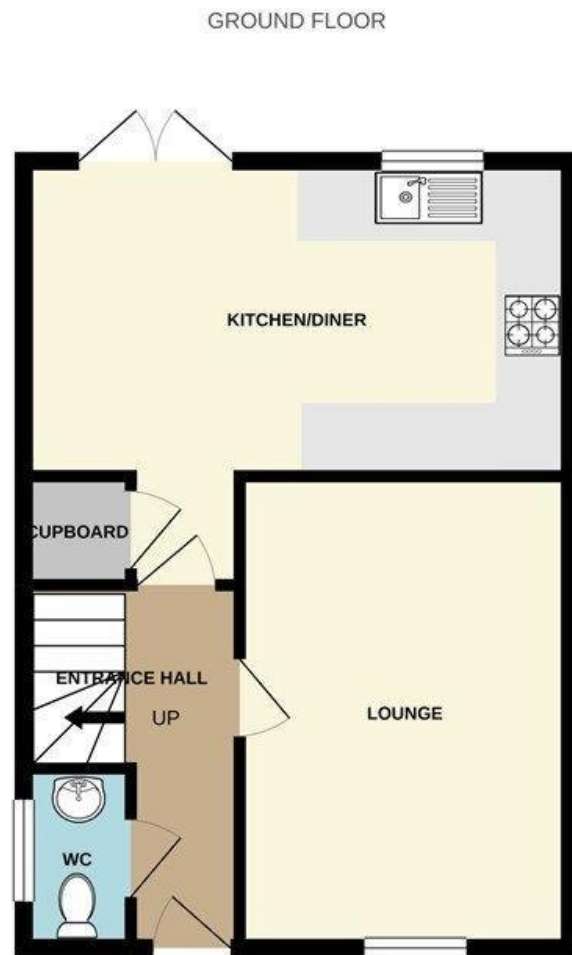


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



18 Lingfield Park, Bourne, Lincolnshire, PE10 0ZD

£225,000 Freehold

A superbly presented three bedroom semi detached home built by Kier Homes to their Bluebell design. The property is superbly presented throughout and benefits from, entrance hall, downstairs cloakroom, lounge, kitchen/dining room, master bedroom with en-suite, two further bedrooms and family bathroom. Outside there is a single garage and driveway to the side and to the rear a generous lawned fully enclosed garden. The property is located on the popular Elsea Park development that offers easy access to Tesco supermarket, Bourne Grammar school and the A15 road link to Peterborough with its mainline train station to London/Kings Cross. Please call for more information.

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See things differently.



Bedroom One - 10'3" x 9'8" (3.12m x 2.95m) UPVC window to front aspect, built in wardrobe and radiator.

En-Suite - Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle. Extractor fan and two shaver points.

Bedroom Two - 9'10" x 9'9" (3m x 2.97m) UPVC window to rear aspect and radiator.

Bedroom Three - 8'8" x 7'5" (2.64m x 2.26m) UPVC window to rear aspect and radiator.



Family Bathroom - Fitted with a three piece suite comprising bath with shower and screen, wash hand basin and WC. Heated and lit mirror, radiator and UPVC window to front aspect.

Outside - To the side there is a driveway to the side providing off road parking and leading to the garage. To the rear there is an enclosed garden which is mainly laid to lawn with a paved patio area plus further wood decked patio.

ACCOMMODATION

Entrance Hall - With radiator and stairs to first floor.

Downstairs Cloakroom - Fitted with a two piece suite comprising wash hand basin and WC. Radiator and UPVC window to front aspect.

Lounge - 15'4" x 10'9" (4.67m x 3.28m) UPVC window to front aspect, laminate flooring, radiator and TV point.

Kitchen/Dining Room - 17'7" x 10'1" (5.36m x 3.07m) Fitted with a range of base and eye level units with worksurfaces over, sink, mixer tap and tiled splashbacks. Four ring gas hob, electric oven and extractor fan. Integral washing machine, dishwasher and fridge/freezer. Understairs cupboard and French doors to rear garden.

First Floor Landing - With built in airing cupboard and door to.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

