


Delaine Close, Bourne

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		
(81-91) B		85
(69-80) C	76	
(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	



24 Delaine Close, Bourne, PE10 9LP

£210,000 Freehold

We are delighted to offer for sale this competitively priced three-bedroom town house located on this popular development giving easy access to the town centre. The property has been much improved by the current vendors with accommodation set over three floors benefiting from, modern fitted kitchen, lounge/dining room, downstairs cloakroom, two generous bedrooms and bathroom on the first floor and fantastic bright and spacious master bedroom with en-suite on the top floor. Outside there is a single garage with driveway to the front providing off road parking and to the rear a generous fully enclosed lawned garden with block paved patio and side access. Please call 01778 392807 for more information.

Three Bedroom Town House | Much Improved | Located on Popular Development | Single Garage | Driveway For Off-Road Parking | Council Tax Band C

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ACCOMMODATION

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

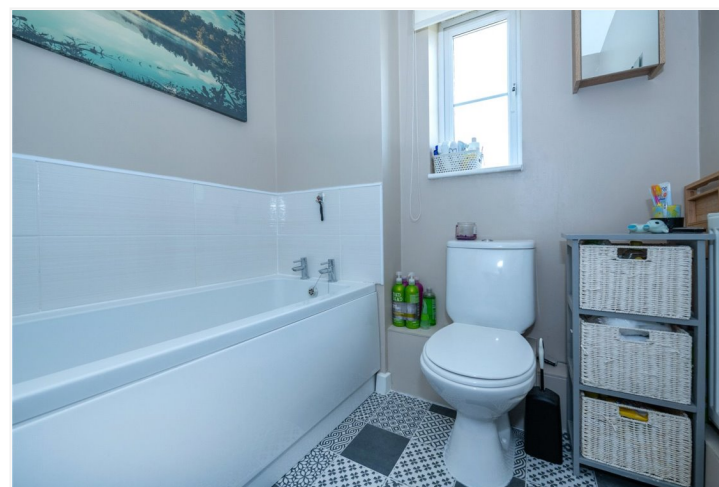
Downstairs Cloakroom - With low level wc, wash hand basin and frosted window.

Kitchen - 9'7" x 6' (2.92m x 1.83m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, wall mounted gas boiler supplying hot water and central heating, part tiled walls and upvc double glazed window to the front.

Lounge/Dining Room - 17' x 12'10" (5.18m x 3.9m) With attractive feature fireplace, under stairs storage cupboard, radiator, power points and upvc double glazed windows and French doors onto the rear garden.

First Floor Landing - With built in storage, stairs leading to the second floor and door leading to.

Bedroom Two - 9'9" x 9'3" (2.97m x 2.82m) With upvc double glazed window to the front, built in wardrobe, radiator and power points.



Bedroom Three - 9'5" x 7' (2.87m x 2.13m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - Modern fitted suite comprising, panelled bath, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Second Floor Landing - With door leading to.

Bedroom One - 18'10" x 12' (5.74m x 3.66m) A fantastic bright and spacious room with built in storage cupboard and further airing cupboard, laminate flooring, radiator, power points, upvc double glazed window to the front and door leading to.

En-Suite Shower Room - With fully tiled shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Outside - To the side there is a driveway providing ample off-road parking leading to a SINGLE GARAGE with up and over door and personal door to the rear garden. To the rear there is a block paved patio leading to a generous lawned garden with side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

