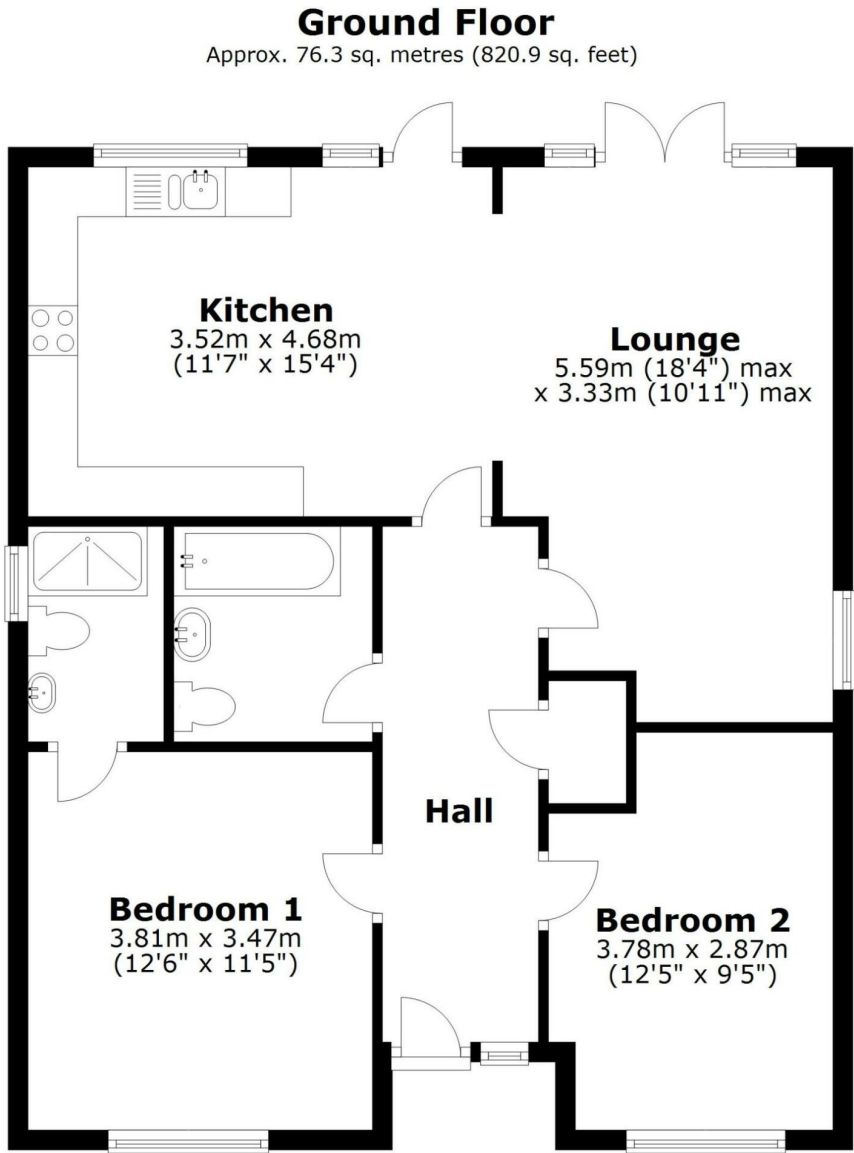


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 76.3 sq. metres (820.9 sq. feet)



17 Craigmore Close, PE10 2BN

£0 Freehold

We are pleased to present for sale this superbly appointed two-bedroom detached bungalow, ideally situated in a desirable position overlooking an attractive open green within the sought-after Elsea Park development. With only a limited number of bungalows built on this popular estate, early viewing is strongly advised to avoid disappointment. The accommodation is immaculately presented throughout and briefly comprises a welcoming entrance hall with access to all principal rooms, a generous living room opening through to a modern fitted kitchen/dining room, a master bedroom with en-suite facilities, a further well-proportioned bedroom and a contemporary family bathroom. Outside, the property offers excellent off-road parking with a block-paved driveway for 2-3 vehicles, additional parking to the front, and a fully enclosed lawned rear garden providing a private outdoor space to enjoy.



Bedroom Two - 12'5" x 9'5" (3.78m x 2.87m) With upvc double glazed window to the front, radiator, power points and door leading to:

Family Bathroom - With panelled bath, low level wc, wash hand basin, radiator and extractor fan.

Outside - To the front there is a block paved driveway providing ample off road parking to the side and further parking in front. The rear garden has a paved patio leading to a mainly lawned garden which is fully enclosed by fencing.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Entrance Hall - With wood effect flooring, access to the loft, power points and door leading to:

Lounge - 18'4" x 10'11" (5.6m x 3.33m) With upvc double glazed french doors to the rear and further window to the side, radiator, power points and open to:

Kitchen/Diner - 15'5" x 11'7" (4.7m x 3.53m) A bright and spacious open plan room 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 for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, upstands, wood effect flooring, wall mounted gas boiler, and upvc double glazed french doors and window onto the rear garden.

Bedroom One - 12'6" x 11'5" (3.8m x 3.48m) With upvc double glazed window to the front, radiator, power points and door leading to:

En-Suite Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, radiator and frosted window.

