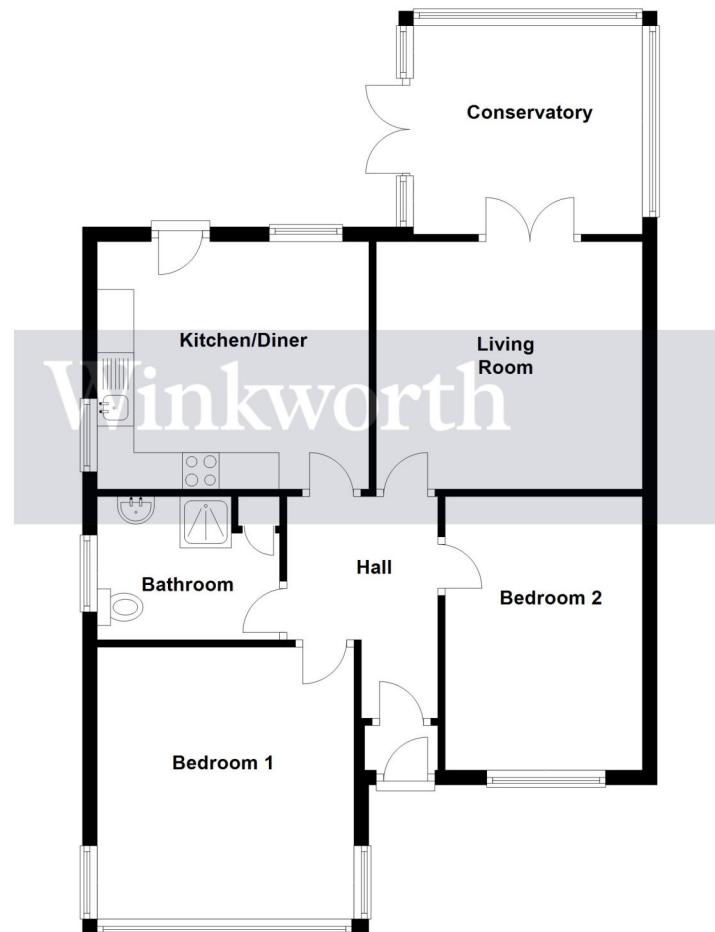


## Cecil Close, Bourne

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+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Ground Floor



## 28 Cecil Close, Bourne, PE10 9QP

£250,000 Freehold

Winkworth are pleased to offer for sale this much improved two bedroom detached bungalow located on the sought after west side of Bourne within walking distance of the town centre and all its amenities. The property is offered for sale with no ongoing chain and benefits from, lounge with french doors onto a quality upvc double glazed conservatory, modern kitchen and shower room, two double bedrooms, gas central heating to radiators, upvc double glazed windows and doors. Outside there is a detached single garage with driveway and to the rear an enclosed garden with quality artificial grass with timber garden room that could be used as a workshop, home office or sun room.

Two Bedroom Detached Bungalow | Council Tax Band B | Renovated | No Ongoing Chain  
| Walking Distance Of Town Centre | UPVC Double Glazed Windows

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
winkworth.co.uk/bourne

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**Winkworth**

See things differently.



**Bedroom Two** - 12'3" x 8'10" (3.73m x 2.7m) UPVC double glazed window to the front, laminate flooring, radiator, power points

**Shower Room** - 8'2" x 6'5" (2.5m x 1.96m) modern fitted suite comprising corner shower cubicle, low level WC, wash hand basin, part tiled walls, tiled flooring, built in airing cupboard, heated towel rail, UPVC double glazed frosted window

**Outside** - To the front there is a block paved driveway leading to single detached garage, the rear garden has a paved patio with leading onto an artificial lawned garden being fenced to all sides and fully enclosed. There is also a quality garden room that could be used for multiple purposes.



**LOCAL AUTHORITY**

South Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

**ACCOMMODATION**

**Double Glazed Door Leading Through To:**

**Entrance Hall** - laminate flooring, access to the loft, radiator, power points and door leading through to:

**Lounge** - 11'11" x 11'9" (3.63m x 3.58m) laminate flooring, radiator, coved ceiling, power points, UPVC double glazed french doors through to:

**Conservatory** - 10'3" x 9'4" (3.12m x 2.84m) being half brick, UPVC double glazed windows and french doors onto rear garden, laminate flooring, power points

**Kitchen** - 12'2" x 11'1" (3.7m x 3.38m) modern fitted kitchen comprising, single drainer sink unit with cupboards below, good range of wall and base units, built in oven and hob, space and plumbing for washing machine, space for fridge freezer, wall mounted combi boiler supplying hot water and central heating, part tiled walls, tiled flooring, UPVC double glazed window overlooking the rear and UPVC double glazed door to the rear

**Bedroom One** - 12'2" x 11'6" (3.7m x 3.5m) UPVC double glazed window to the front, coved ceiling, radiator, laminate flooring, power points

