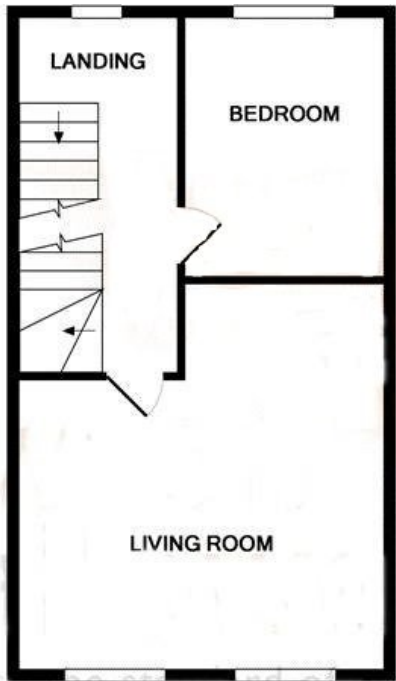


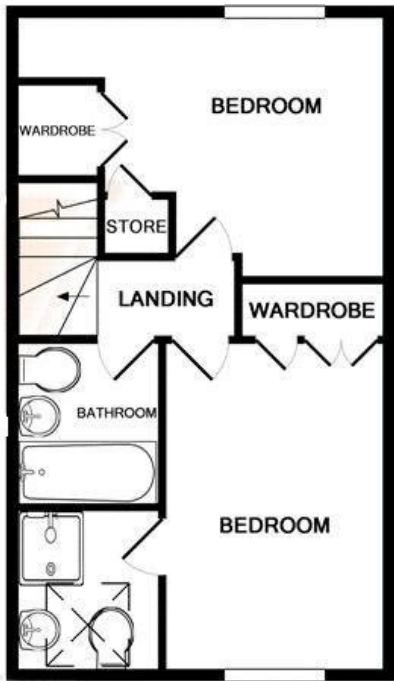
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 36.4 SQ.M.
(392 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.4 SQ.M.
(392 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 36.4 SQ.M.
(392 SQ.FT.)

TOTAL APPROX. FLOOR AREA 109.3 SQ.M. (1177 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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56 Badger Lane, Bourne, Lincolnshire, PE10 0FT

Guide Price £208,500 Freehold

Offered for sale with no ongoing chain this competitively priced three bedroom town house is a must view for any first time buyer or buy to let investor. The property is located on the popular elsea park development and benefits from, kitchen/dining room and downstairs cloakroom on the ground floor, a spacious lounge and third bedroom on the first floor and then on the second floor a master bedroom with en-suite, further bedroom and family bathroom. There is an integral garage with driveway and parking for two cars to the front and to the rear a private south facing garden perfect for any sun worshiper. Please call 01778 392807 for more information.

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See things differently.



ACCOMMODATION

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

Downstairs Cloakroom - With low level WC, wash hand basin and extractor fan

Kitchen/Dining Room - 14'7" x 9'1" (4.45m x 2.77m) With fitted kitchen with a range of base, drawer and wall mounted units, sink with mixer tap over, worktop, integrated fridge/freezer, space and plumbing for washer/dryer, space and plumbing for dishwasher, tiled flooring, radiator, range style cooker, recess lighting, telephone point, UPVC double glazed window and door to the rear garden

First Floor Landing - with stairs to the second floor, radiator, power points, UPVC double glazed window to the front and door through to:

Lounge - 15'7" x 15' (4.75m x 4.57m) with two UPVC double glazed windows to the rear, radiators, power points and tv point.



Bedroom Three - 9'8" x 8'8" (2.95m x 2.64m) with UPVC double glazed window to the front, telephone point, radiator and power points

Second Floor Landing - with door to

Master Bedroom - 13'1" x 9'1" (4m x 2.77m) With UPVC double glazed window to the rear, built in wardrobe, radiator, telephone point, power points and door to

En Suite Shower Room - fitted with a three piece suite comprising, low level WC, wash hand basin, shower cubicle, extensive tiling, radiator and velux window

Bedroom Two - 11'4" x 10'1" (3.45m x 3.07m) With UPVC double glazed window to the front, built in wardrobe, radiator, built in airing cupboard and power points

Family Bathroom - With panelled bath, low level WC, wash hand basin, tiled walls, radiator and window.

Outside - To the front there is a driveway with parking for two cars and garage with up and over door and to the rear there is a private laid to lawn south facing garden with paved patio, timber shed and fencing to all sides and gate giving rear access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C