
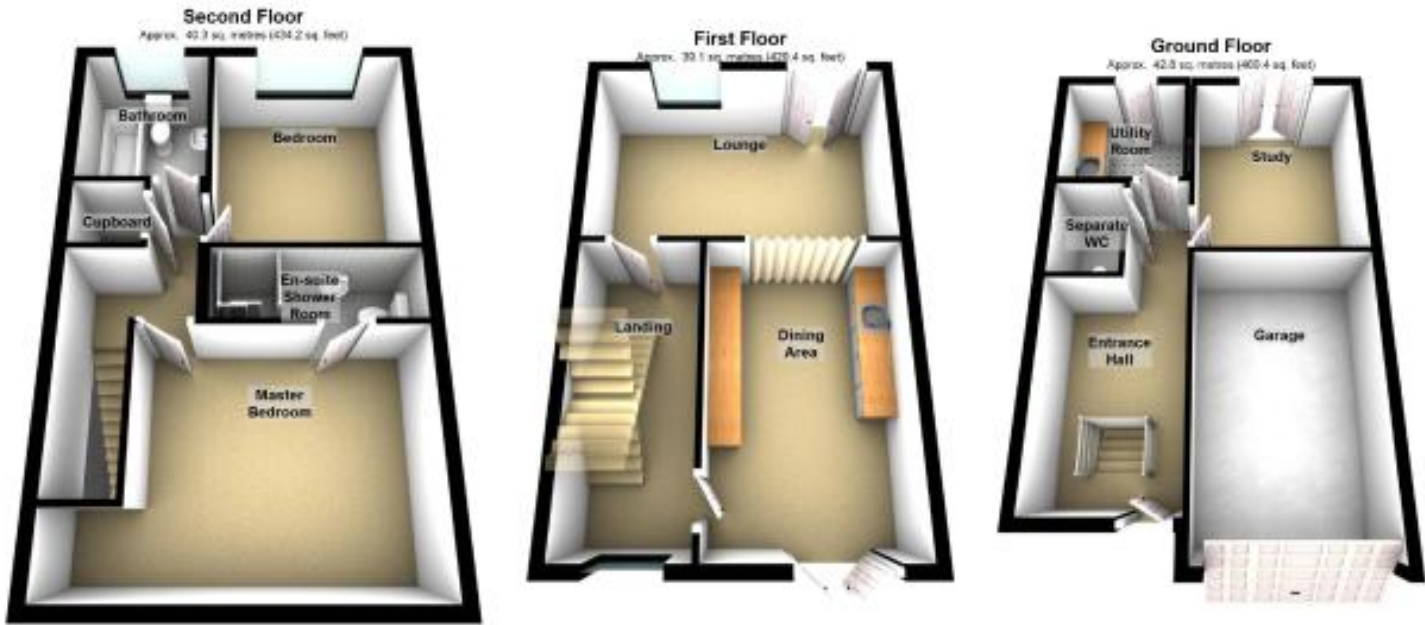


Marquess Court, Bourne

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		87
(69-80) C	74	
(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	



14 Marquess Court, Bourne, PE10 9AL

O.I.E.O. £230,000 Freehold

Winkworth are delighted to offer for sale this superbly presented three bedroom town house located in this sought after position in the centre of town with all of Bourne's amenities. The property is set over three floors with flexible accommodation benefiting from, downstairs bedroom/study, utility room and downstairs cloakroom, first floor lounge and kitchen/dining room. On the second floor there is a master bedroom with en-suite, further bedroom and family bathroom. Outside there is an integral garage with parking to the front and to the rear a fully enclosed courtyard garden. Please call 01778 392807 for more information.

Three Bedroom Town House | Town Centre Location | Driveway & Single Garage | Master with En Suite | EPC Rating C | Council Tax Band C

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See things differently.



Kitchen/Dining Room - 15ft 1ins x 9ft 6ins With modern fitted range of eyelevel, base and drawer units, fitted work surfaces, sink and drainer unit with mixer tap, tiled splashbacks, fitted oven and four ring hob with extractor over, space and plumbing for washing machine, radiator and doors leading onto balcony.

Second Floor Landing - having access to the loft space and airing cupboard.

Bedroom One - 13ft 3ins x 11ft 8ins With two double glazed windows to the front aspect, radiator, built in wardrobe, TV point, telephone point and access to:



En-Suite Shower Room - With fitted three-piece suite comprising of low-level WC, pedestal wash hand basin, shower cubicle, shaver point, extractor fan and radiator.

Bedroom Two - 11ft x 9ft 9ins Having double glazed window to the rear and radiator.

Family Bathroom - With modern fitted three-piece suite comprising of low-level WC, pedestal wash hand basin, panelled bath, double glazed window to the rear, tiled walls, extractor fan and radiator.

Outside - With Block paved driveway providing off road parking leading to a SINGLE GARAGE. The rear garden is fully enclosed and easy to maintain with a patio area providing a pleasant sitting area.

ACCOMMODATION

Entrance Hall - With radiator, understairs storage cupboard and stairs rising to the first-floor landing.

Cloakroom - Having a fitted 2-piece suite comprising of low-level WC, wash hand basin, radiator and extractor fan.

Utility Room - 7ft 8ins x 6ft 6ins With fitted base units and work surface, sink and drainer unit, tiled splashbacks, boiler, space and plumbing for washing machine, radiator and door leading to the rear.

Study/Bedroom Three - 11ft 3ins x 9ft 7ins Having double glazed French doors to the rear and radiator.

First Floor Landing - With stairs rising to the second-floor landing, radiator and double-glazed window to the front aspect.

Lounge - 16ft 8ins x 10ft 8ins With fire with feature surround, double glazed window to the rear aspect, double glazed French doors to Juliet balcony, TV point telephone point and archway leading to:



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C