


Great Northern Gardens, Bourne, Lincolnshire

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		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(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	



Floor Plan To Follow

5 Great Northern Gardens, Bourne, Lincolnshire, PE10 9EH

£207,500 Freehold

Winkworth are delighted to offer for sale this stylish superbly appointed three bedroom town house located within walking distance of the town centre with its wide range of shopping facilities. The property offers deceptively spacious accommodation laid out over three floors benefiting from, open plan kitchen/family room, utility and cloakroom, first floor lounge with Juliette balcony, master bedroom with en-suite, two further bedrooms and family bathroom. Outside there is a driveway to the side providing ample off road parking and to the rear an attractive landscaped garden.

Three Bedroom Modern Town House | Off Road Parking | Walking Distance To Town Centre | EPC Rating C

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See things differently.



Lounge - 12 x 11'10" (12 x 3.6m) UPVC double glazed French door and Juliette balcony to the rear, radiator, TV point and power points.

Bedroom Three - 12'2" x 9'3" (3.7m x 2.82m) UPVC double glazed window overlooking the front, radiator and power points.

Family Bathroom - Panelled bath with shower attachment, low level WC, wash hand basin, part tiled walls, radiator and extractor fan.

Second Floor Landing - With loft access, radiator and door to:

Master Bedroom - 12 x 11'10" (12 x 3.6m) UPVC double glazed window, radiator, power points, built in wardrobes and door to:

En-Suite Shower Room - Shower cubical, low level WC, wash hand basin, part tiled walls, radiator and extractor fan.

Bedroom Two - 11'11" x 10'7" (3.63m x 3.23m) UPVC double glazed window overlooking the front, built in wardrobe, radiator and power points.



ACCOMMODATION

Entrance Door Leading To:

Entrance Hall - With laminate flooring, stairs leading to the first floor, radiator, smoke alarm and door to:

Utility/Cloakroom - 8'4" x 4'11" (2.54m x 1.5m) With fitted work surface, single drainer sink, base unit with double opening doors, space and plumbing for washing machine, low level WC, wash hand basin, radiator and UPVC double glazed window.



Kitchen/Family Room - 27'10" x 11'11" (8.48m x 3.63m) A tastefully decorated bright and spacious room with modern fitted units comprising, one and a half bowl sink unit with cupboard below, good range of wall and base units, built in stainless steel oven and hob with extractor above, integrated dishwasher, space for fridge freezer, under stairs storage/larder cupboard, laminate flooring, down lighters and UPVC double glazed French doors onto the rear garden.

First Floor Landing - With stairs leading to the second floor, radiator and door to:



Outside - To the side there is a driveway proving ample off road parking and to the rear an attractive fully landscaped rear garden providing a pleasant sitting area.

TENURE

Freehold

COUNCIL TAX BAND

C

