

Longridge Road, 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



6 Longridge Road, Bourne, PE10 2BR

£234,950 Freehold

A superbly presented newly built three bedroom semi detached home with its own private driveway on the side that really must be viewed. The property offers excellent accommodation benefiting from entrance hall with downstairs cloakroom off, lounge overlooking the front and, kitchen/dining room with French doors onto the rear garden. On the first floor the master bedroom benefits from built in wardrobes and an en-suite, two further bedrooms and a family bathroom. The property is located on the popular elsea park development giving easy access to the A15 road link to Peterborough and its mainline train station to London/King's Cross. It also benefits from still having it's NHBC Guarantee.

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ACCOMMODATION

Entrance Hall - With Amtico flooring, door leading to the lounge and door to:

Downstairs Cloakroom - With low level wc, wash hand basin, Amtico flooring and extractor fan.

Lounge - 16'10" x 12'10" (5.13m x 3.9m) With upvc double glazed window to the front, stairs leading to the first floor, built in storage cupboard, Amtico flooring, radiator, power points and door leading to:

Kitchen/Dining Room - 15'8" x 11'4" (4.78m x 3.45m) 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 induction hob with extractor above, integrated fridge freezer, integrated washing machine, integrated dishwasher, Amtico flooring, upvc double glazed french doors onto the rear garden, radiator and power points.



First Floor Landing - With door leading to:

Bedroom One - 11' x 10'10" (3.35m x 3.3m) With fitted mirror fronted wardrobes, further built in storage cupboard, upvc double glazed window to the rear, radiator, power points and door leading to:

En-Suite Shower Room - Walk in shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Two - 10'2" x 8'3" (3.1m x 2.51m) With upvc double glazed window to the front, radiator and power points.



Bedroom Three - 7'1" x 6'8" (2.16m x 2.03m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - Modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - To the front there is a small lawned garden with attractive flower borders and pathway leading to the front door. To the side there is a private driveway providing off road parking for two cars. The rear garden has a paved patio leading onto a well maintained lawned garden which is fully enclosed by fencing plus a timber shed, outdoor electric point and outside tap.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

