

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



12 Sandown Drive, Bourne, Lincolnshire, PE10 0PW

£380,000 Freehold

We are delighted to offer for sale this stunning four bedroom family home located on the popular Elsea Park development on a superior position overlooking a pleasant green. The property offers excellent accommodation benefiting from lounge and separate study, modern fitted kitchen opening to a dining room with french doors onto the rear garden, utility room and downstairs cloakroom. On the first floor there is a generous master bedroom with en-suite, three further bedrooms and family bathroom. The property also benefits from solar panels that are owned, gas central heating to radiators and upvc double glazed windows. Outside there is a block paved driveway providing off road parking leading to a single garage and to the rear a lovely well maintained garden with paved patio leading to a lawned area with flower and shrub borders and fully enclosed by fencing. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With composite and double glazed entrance door, radiator, ceramic tiled floor, stairs leading to the first floor, central heating thermostat.

Downstairs Cloakroom - Comprising low level WC, pedestal wash hand basin, radiator, uPVC double glazed window to the side, ceramic tiled floor.

Lounge - 13'9" x 13'1" (4.2m x 4m) With upvc double glazed window overlooking the front, radiator and power points.

Study - 9'2" x 6'7" (2.8m x 2m) With upvc double glazed window to the front, radiator and power points.

Kitchen - 12'10" x 11'6" (3.9m x 3.5m) With 1½ bowl composite sink unit, excellent range of base units incorporating cupboards and drawers, with worktops and wall cupboards above, integrated dishwasher, gas hob with double oven under, integral fridge freezer, radiator, ceramic tiled floor, upvc double glazed window to the rear and open to:



Dining Room - 12'10" x 11'6" (3.9m x 3.5m) Opening from the kitchen this creates a wonderful livingdining area with ceramic tiled floor, radiator, TV point, pair of uPVC double glazed French doors to the garden.

Utility Room - 8'6" x 5'3" (2.6m x 1.6m) With 1½ bowl single drainer stainless steel sink unit, cupboards under, worktops and eye levels above, cupboard housing gas central heating boiler, radiator, ceramic tiled floor, door to the garden, useful built in cupboard.

First Floor Landing - With radiator, uPVC double glazed window to the front on ½ landing, access to the loft,

Master Bedroom - 14'9" x 13'1" (4.5m x 4m) With radiator, uPVC double glazed window to the rear, range of built in wardrobes, TV point.

En-Suite Shower Room - Comprising low level WC, pedestal wash hand basin, shower cubicle with fitted shower, radiator, shaver point, extractor, uPVC double glazed window to the front.

Bedroom Two - 12'10" x 10'10" (3.9m x 3.3m) With radiator, uPVC double glazed window to the front.

Bedroom Three - 11'2" x 10'10" (3.4m x 3.3m) With radiator, uPVC double glazed window to the rear.

Bedroom Four - 11'2" x 6'11" (3.4m x 2.1m) With radiator, uPVC double glazed window to the front.

Family Bathroom - A large bathroom with low level WC, pedestal wash hand basin, panelled bath with shower attachment to the taps, separate shower cubicle, radiator, shaver point, extractor, ceramic tiled floor, uPVC double glazed window to the front.

Outside - The front garden is set to stone chippings, with inset plants and shrubs and with a pathway set behind railings leading to the front door.

Alongside the property is off road parking and access to the

Single Garage - 18'8" x 8'10" (5.7m x 2.7m)

Rear - Which is a pleasant feature with patio, feature shaped stone chipped area, lawn, fully enclosed.

Agents Note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.