
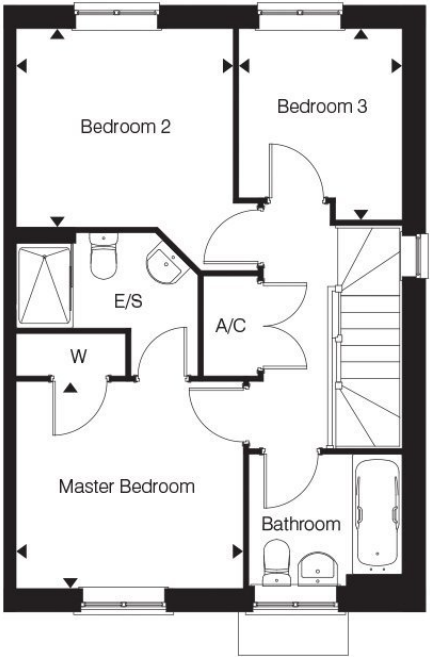


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	84	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 



## 2 Kelso Drive, Bourne, PE10 0ZH

£235,000 Freehold

A superbly presented three bedroom home built by Kier Homes to their Bluebell design located in a lovely position with garage and driveway to the side. The property is in show room condition throughout and benefits from, entrance hall, downstairs cloakroom, lounge, kitchen/dining room, master bedroom with en-suite, two further bedrooms and family bathroom. Outside there is a fully enclosed rear garden with side access to the garage with two parking spaces in front. The property is located on the popular Elsea Park development giving easy access to Tesco supermarket, the Grammar school and the A15 road link to Peterborough with its main line train station to London/Kings Cross.

3 Bedroom Semi-Detached House | En Suite to Master Bedroom | Single Garage |  
Parking Space for Two Cars | Enclosed Rear Garden | EPC Rating B

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

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See things differently.



ACCOMMODATION

Door leading through to:

Entrance Hall - With wood effect floor, radiator and stairs to first floor.

Downstairs Cloakroom - Fitted with a two piece suite comprising wash hand basin and WC. Radiator and UPVC window to front aspect.

Lounge - 15'4" x 10'9" (4.67m x 3.28m) UPVC window to front aspect, radiator and TV point.

Kitchen/Diner - 17'7" x 10'1" (5.36m x 3.07m) Fitted with a range of base and eye level units with worksurfaces over, sink, mixer tap and tiled splashbacks. Four ring gas hob, electric oven and extractor fan. Integral washing machine, dishwasher and fridge/freezer. Understairs cupboard and French doors to rear garden.

Bedroom One - 10'3" x 9'8" (3.12m x 2.95m) UPVC window to front aspect, built in wardrobe and radiator.

En Suite - Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle. Extractor fan and two shaver points.

Bedroom Two - 9'10" x 9'9" (3m x 2.97m) UPVC window to rear aspect and radiator.

Bedroom Three - 8'8" x 7'5" (2.64m x 2.26m) UPVC window to rear aspect and radiator.

Family Bathroom - Fitted with a three piece suite comprising panelled bath, wash hand basin and WC. radiator and UPVC window.

Outside - To the front there is an open plan garden with a driveway to the side providing off road parking for two cars and leading to the garage.

To the rear there is an enclosed lawned garden with paved patio, fencing to all sides and side access

Garage - Single garage with power and up and over door.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B