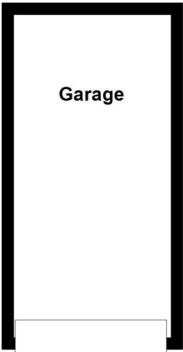
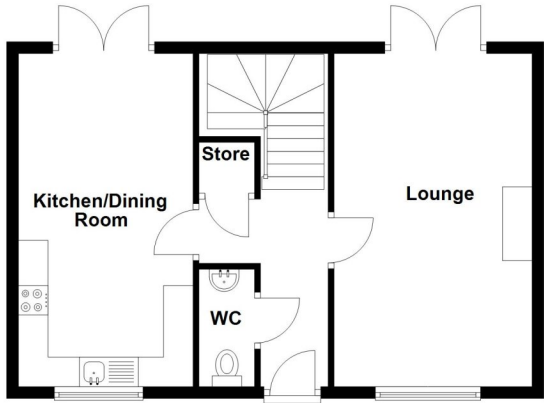
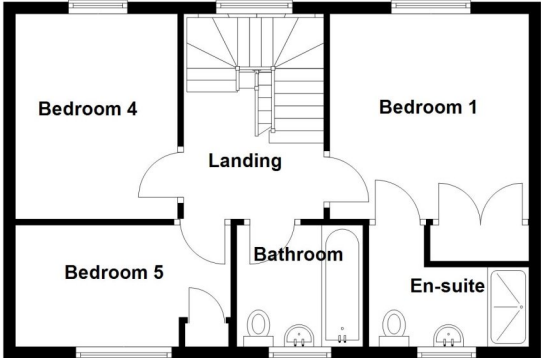


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

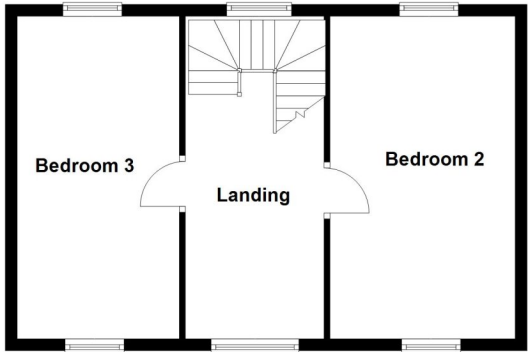
Ground Floor
Approx. 63.6 sq. metres (684.9 sq. feet)



First Floor
Approx. 49.1 sq. metres (528.0 sq. feet)



Second Floor
Approx. 46.1 sq. metres (496.1 sq. feet)



Total area: approx. 158.8 sq. metres (1709.1 sq. feet)



11 Campion Way, Bourne, Lincolnshire, PE10 0QE

OIEO £325,000 Freehold

We are delighted to offer for sale this impressive five bedroom detached family home located on the popular Elsea Park development giving easy access to the A15 road link, Tesco supermarket and Bourne Grammar school. The property is set over three floors with accommodation comprising, lounge, kitchen/dining room and downstairs cloakroom, master bedroom with en-suite and two further bedrooms plus family bathroom on the first floor and then two further large double bedrooms on the second floor. Outside there is a driveway to the side which leads to a single garage and to the rear a lovely West facing garden with a wide variety of shrubs and trees making this home a must view. Please call 01778 392807 for more information.

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See things differently.



ACCOMMODATION

Entrance Hall - With laminate flooring, stairs leading to the first floor, storage cupboard, radiator, power points and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, laminate flooring.

Lounge - 18'5" x 11'3" (5.61m x 3.43m) With laminate flooring, attractive feature fireplace, upvc double glazed window to the front and french doors to the rear, radiator and power points.

Kitchen/Dining Room - 18'5" x 9'8" (5.61m x 2.95m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in double oven and gas hon with extractor above, integrated fridge freezer, space and plumbing for washing machine, part tiled walls, upvc double glazed window to the front and french doors onto the garden, tiled and laminate flooring, radiator and power points.

First Floor Landing - With stairs leading to the second floor, upvc double glazed window, radiator, power points and door leading to:



Bedroom One - 11'3" x 11'1" (3.43m x 3.38m) With upvc double glazed window to the rear, built in wardrobes, radiator, power points and door leading to:

En-Suite Shower Room - With fitted suite comprising shower pod, low level wc, wash hand basin, radiator and frosted window.

Bedroom Four - 11'8" x 10'1" (3.56m x 3.07m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Five - 12' x 7'1" (3.66m x 2.16m) With upvc double glazed window to the front, built in airing cupboard, radiator and power points.

Family Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Second Floor Landing - With door leading to:

Bedroom Two - 17'1" x 11'3" (5.2m x 3.43m) With Velux windows, radiator and power points.

Bedroom Three - 17'1" x 10'2" (5.2m x 3.1m) With Velux windows, radiator and power points.

Outside - To the side there is a driveway providing off road parking with leads to a SINGLE GARAGE with up and over door. The rear garden is an established part walled garden with attractive shrub and tree borders, a paved patio and lawned garden with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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