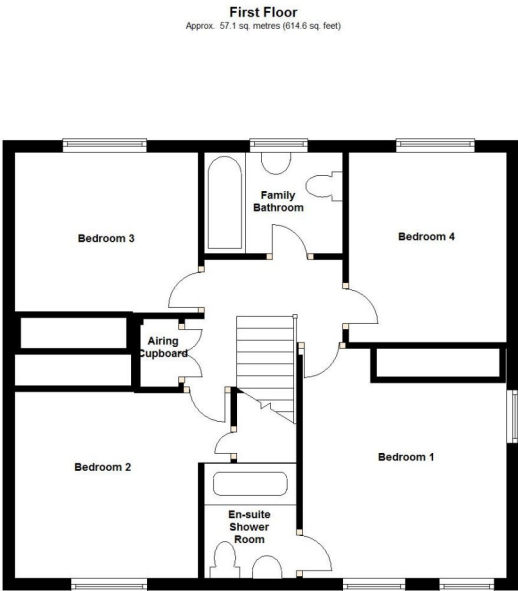
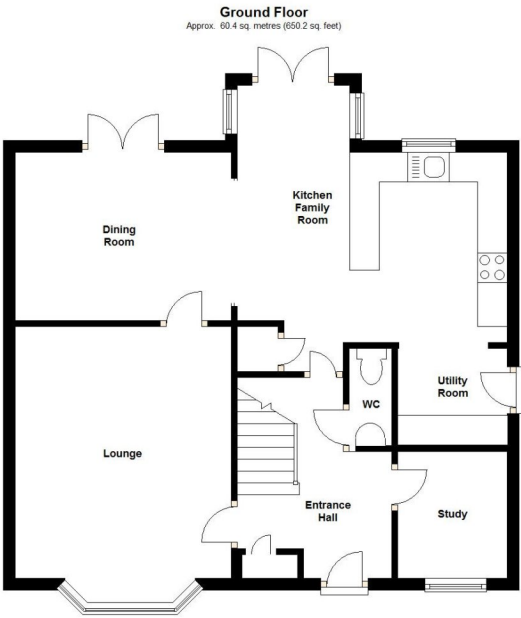
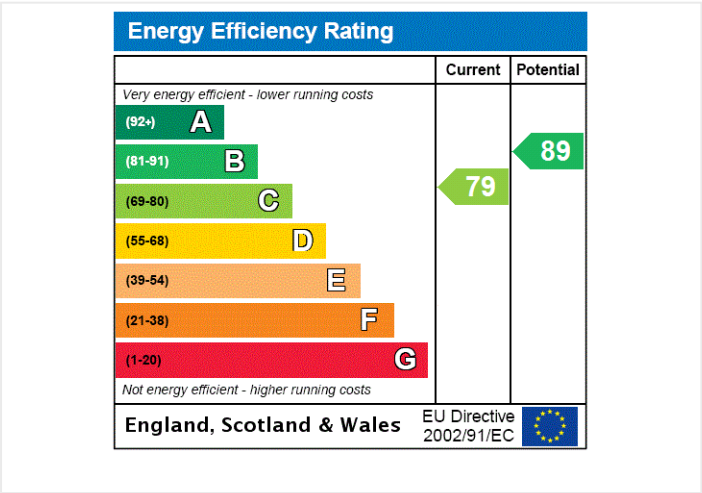


Great Leighs, Bourne, Lincolnshire

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.



Total area: approx. 117.5 sq. metres (1264.7 sq. feet)



4 Great Leighs, Bourne, Lincolnshire, PE10 0WF

£385,000 Freehold

Winkworth Estate Agents are delighted to offer for sale this superbly presented four bedroom detached home built by David Wilson Homes located on the popular Elsea Park development giving easy access to Tesco supermarket and the A15 road links to Peterborough and its main line train station to London/Kings Cross. The property offers excellent family accommodation and benefits from, lounge, dining room and study, stunning kitchen/family room, en-suite to the master bedroom, three further double bedrooms, gas central heating to radiators and uPVC double glazed windows. We would strongly recommend an early internal viewing to avoid disappointment.

Modern Four Bedroom Detached Home | Finished To A High Quality | Single Garage |  
Spacious Accommodation | EPC Rating C | Council Tax Band E

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See things differently.





ACCOMMODATION

Entrance Door Leading To:

**Entrance Hall** - With ceramic tiled flooring, stairs leading to the first floor, radiator, built-in cloaks cupboard, smoke alarm, power points and door leading through to:

**Downstairs Cloakroom** - Low level WC, wash hand basin, radiator, ceramic tiled flooring, extractor fan and radiator.

**Lounge** - 18'6" (5.64) in to Bay x 12' (3.66) UPVC double glazed window overlooking the front, radiator, power points, telephone point and door leading through to:

**Dining Room** - 10'5" x 9'4" (3.18m x 2.84m) UPVC double glazed French doors on to the rear garden, radiator, power points and archway leading through to:

**Kitchen Family Room** - 16'2" x 15'11" (4.93m x 4.85m) Bright and spacious room with superb modern fitted units comprising one and half bowl sink unit with cupboard below, excellent range of wall and base units, built-in oven and hob with extractor above, integrated fridge freezer, integrated dishwasher, part tiled walls, ceramic tiled flooring, under stairs storage cupboard, radiator, TV point, UPVC double glazed windows and French doors on to rear garden and box archway leading through to:



**Utility Room** - 6'2" x 5'5" (1.88m x 1.65m) Fitted work surface, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler supplying hot water and central heating, radiator, ceramic tiled flooring and door leading to the side.

**Study** - 7'1" x 6'9" (2.16m x 2.06m) UPVC double glazed window overlooking the front, radiator and power points.

**First Floor Landing** - Access to loft, built-in double airing cupboard housing hot water tank and radiator.

**Bedroom One** - 12'8" x 11'9" (3.86m x 3.58m) With two UPVC double glazed windows overlooking the front and UPVC double glazed window overlooking the side, radiator, fitted wardrobes, TV point, power points and door leading through to:

**Ensuite** - Fitted suite comprising double shower cubicle with wall mounted shower, low level WC, wash hand basin, part tiled walls, extractor fan and heated towel rail.

**Bedroom Two** - 14'3" x 10'8" (4.34m x 3.25m) UPVC double glazed window to the front, fitted wardrobes further over stairs storage cupboard, radiator and power points.

**Bedroom Three** - 11' x 10'5" (3.35m x 3.18m) UPVC double glazed window to the rear, radiator and power points.

**Bedroom Four** - 10'4" x 9'9" (3.15m x 2.97m) UPVC double glazed window overlooking the rear, radiator and power points.

**Family Bathroom** - Fitted suite with panelled bath with wall mounted shower and glass screen, low level WC, wash hand basin, par tiled walls, heated towel rail, extractor fan and UPVC double glazed frosted glazed window.

**Outside** - To the front there is a paved driveway leading to the single garage with up and over door, power and light. There rear garden has a paved patio with steps leading up to raised wood decked area, laid to lawn garden being fully enclosed by fencing and side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

