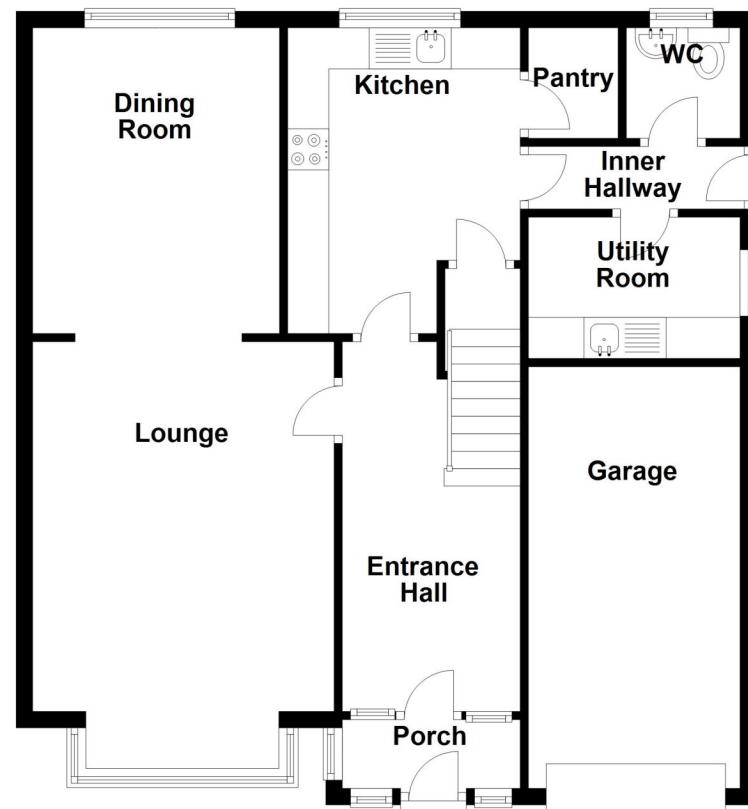


The Brambles, Bourne, Lincolnshire

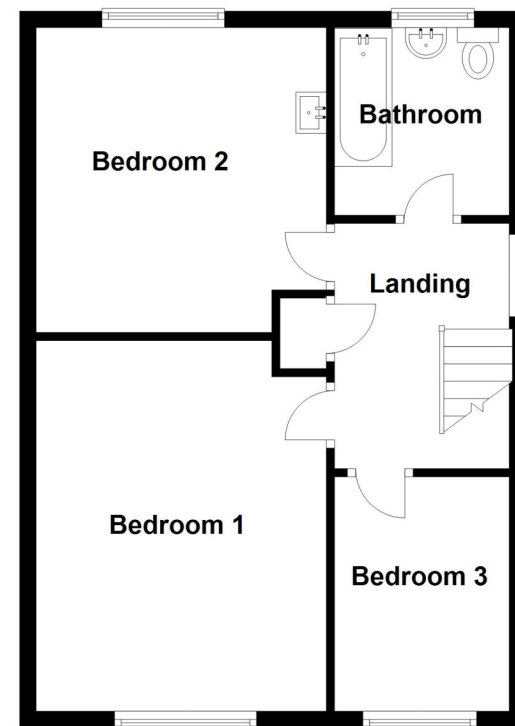
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



3 The Brambles, Bourne, Lincolnshire, PE10 9TF

£299,950 Freehold

Winkworth are delighted to offer for sale this established three bedroom detached family home located in a small cul-de-sac just off the highly sought after Stephenson Way development. The property is offered for sale with no ongoing chain and benefits from, lounge and dining room, kitchen with utility room and downstairs cloakroom off, three generous bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows and doors. Outside there is a block paved driveway and generous front garden providing ample off road parking leading to a single garage and to the rear a fully enclosed west facing garden. Please call 01778 392807 for more information.

3 Bedrooms | Porch | Entrance Hall | Lounge | Dining Room | Kitchen | Utility Room | Family Bathroom | Outside | EPC Rating - D | Council Tax Band - D

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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ACCOMMODATION

Porch - With tiled flooring, windows to the front and side and door leading to.

Entrance Hall - With stairs leading to the first floor, radiator, power points and door leading to.

Lounge - 14'9" x 12' (4.5m x 3.66m) With upvc double glazed bay window to the front, attractive feature fireplace with electric fire, radiator, power points and archway to.

Dining Room - 12'3" x 9'9" (3.73m x 2.97m) With upvc double glazed window to the rear, radiator and power points.

Kitchen - 12'3" x 9'3" (3.73m x 2.82m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for microwave, space and plumbing for dishwasher, part tiled walls, radiator, power points, walk in pantry, under stairs storage cupboard, upvc double glazed window to the rear and door to.

Inner Hall - With door to the side garden, radiator and door leading to.



Utility Room - With single drainer sink with fitted worktop, range of base units, space and plumbing for washing machine, space for fridge freezer and upvc double glazed window.

Downstairs Cloakroom - With low level wc, wash hand basin, radiator and frosted window.

First Floor Landing - With built in airing cupboard housing hot water tank, access to the loft, upvc double glazed window to the side and door leading to.

Bedroom One - 14'9" x 11'5" (4.5m x 3.48m) With upvc double glazed window to the front, extensive fitted wardrobes, radiator and power points.

Bedroom Two - 12'3" x 11'5" (3.73m x 3.48m) With upvc double glazed window to the rear, sink and vanity unit with 3 drawers, radiator and power points.

Bedroom Three - 9'3" x 7'8" (2.82m x 2.34m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - Fitted suite comprising, panelled bath with wall mounted shower, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Outside - To the front there is an established lawned front garden with block paved driveway providing ample off road parking leading to a SINGLE GARAGE as well as a small shed accessed from the front of the house. The rear garden has a paved patio leading to a lawned garden which is fully enclosed by fencing.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D