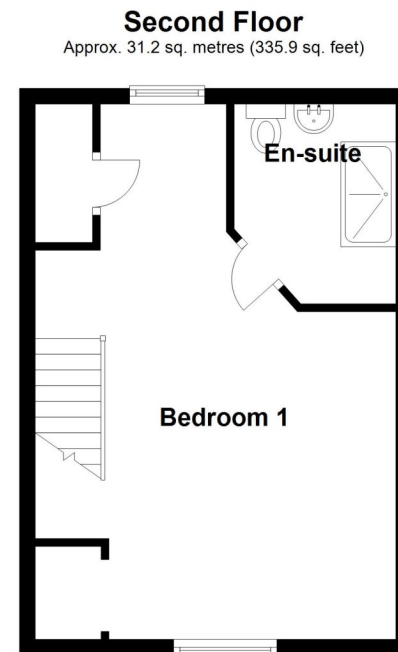
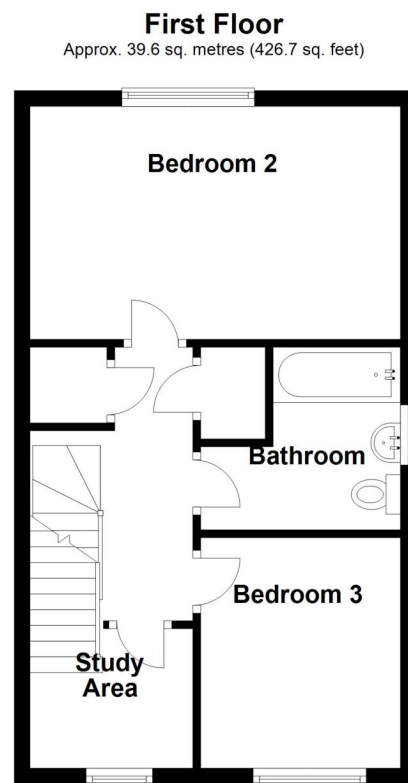
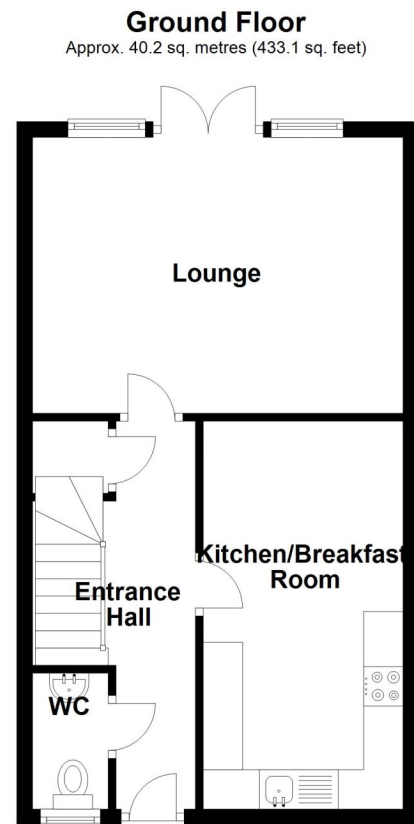


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 111.1 sq. metres (1195.7 sq. feet)



## 11 Wincanton Way, Bourne, Lincolnshire, PE10 0ZJ

£234,000 Freehold

Winkworth are delighted to offer for sale this superbly presented three bedroom semi detached town house located in a lovely position overlooking a pleasant woodland area. The property is offered for sale with NO CHAIN and benefits from, modern fitted kitchen, downstairs cloakroom and lounge on the ground floor. On the first floor there are two good size bedroom, family bathroom and a small study area with stairs leading to the master bedroom and en-suite. Outside there is a fully enclosed private garden with access to a SINGLE GARAGE with power and light plus parking for three cars in front.

Three Bedroom Semi Detached Townhouse | Single Garage | Master with En Suite | Overlooking Woodland Area | EPC Rating B | Council Tax Band C

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

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.





## ACCOMMODATION

**Entrance Hall** - With wood effect flooring, stairs leading to the first floor, built in storage cupboard, radiator and door to.

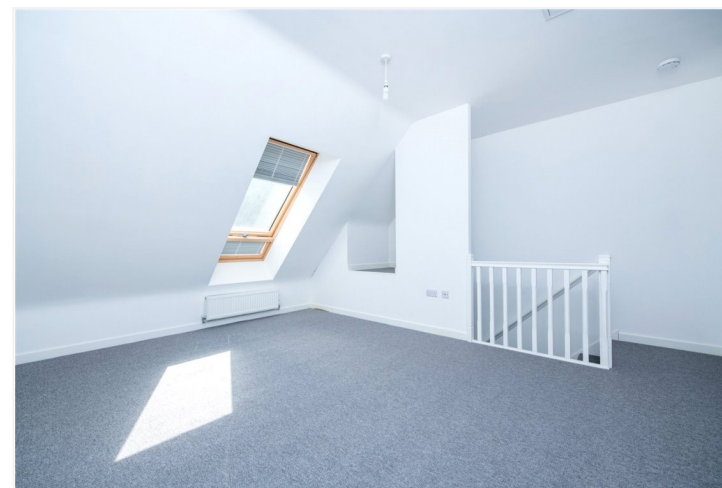
**Downstairs Cloakroom** - With low level wc, wash hand basin, radiator, frosted window and wood effect flooring.

**Kitchen/Breakfast Room** - 16'2" x 8'4" (4.93m x 2.54m) With modern fitted units comprising, one and a half bowl sink unit with cupboard below, excellent range of wall and base units with oak effect worktops and upstands, built in double oven, built in hob with extractor above, integrated washing machine, integrated fridge freezer, integrated dishwasher, radiator, power points and upvc double glazed window to the front.

**Lounge** - 15'3" x 11'4" (4.65m x 3.45m) With wood effect flooring, freestanding electric feature fire, radiator, power points, tv point and upvc double glazed french doors and windows onto the rear garden.

**First Floor Landing** - With built in airing cupboard housing hot water tank, built in storage cupboard and door to.

**Bedroom Two** - 15'3" x 9'9" (4.65m x 2.97m) With upvc double glazed window to the rear, radiator and power points.



**Bedroom Three** - 10'6" x 8'10" (3.2m x 2.7m) With upvc double glazed window to the front, radiator and power points.

**Family Bathroom** - Modern fitted suite comprising, panelled bath with shower attachment, low level wc, wash hand basin, heated towel rail and upvc double glazed frosted window.

**Study Area** - 6'10" x 6'8" (2.08m x 2.03m) With upvc double glazed window to the front and stairs leading to.

## Second Floor

**Master Bedroom** - 23'1" x 15'8" (7.04m x 4.78m) A bright and spacious room with Velux window to the rear and further window to the front, built in wardrobe, over stairs storage, radiator, eves storage and door to.

**En-Suite Shower Room** - With shower cubicle, low level wc, wash hand basin, heated towel rail and Velux window.

**Outside** - To the front the property has a lawned front garden with pathway leading to the front door with the advantage of overlooking a pleasant woodland area. The rear garden has paved patio leading to a mainly lawned garden which is fully enclosed with gate leading to.

**Single Garage** - With up and over door, power and light and parking for two/three cars in front.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C

