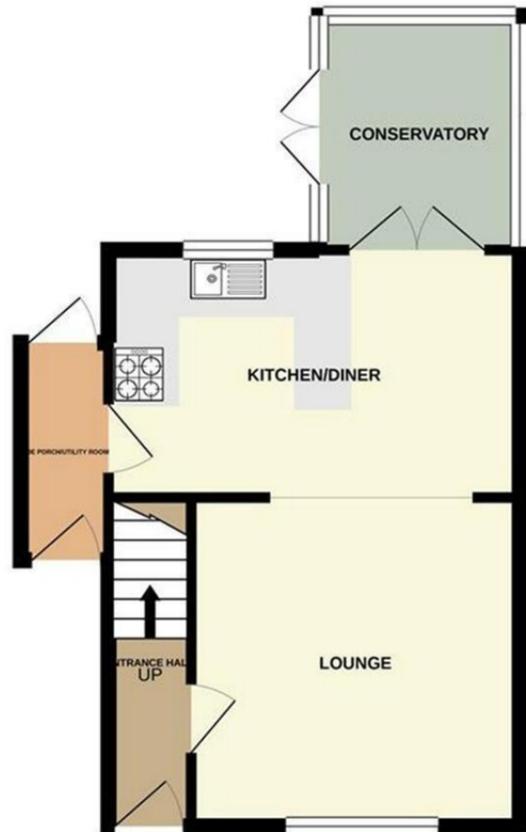


Stretham Way, Bourne, Lincolnshire

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



17 Stretham Way, Bourne, Lincolnshire, PE10 9DE

£220,000 Freehold

Winkworth are delighted to bring to the market this well-presented three-bedroom semi-detached home, ideally located within Bourne and offering a practical layout well suited to first-time buyers, young families or buy-to-let investors. The accommodation is arranged over two floors and comprises an entrance hall, a spacious lounge, and a modern kitchen/dining room which opens through to a conservatory, creating a great additional reception space overlooking the rear garden. Upstairs offers two double bedrooms, a further third bedroom and a family bathroom. Outside, the property benefits from a single garage and off-road parking, with a private rear garden providing a pleasant space for outdoor dining and entertaining. Conveniently positioned for access to local amenities and the town centre, this is a great opportunity to purchase a well-proportioned home in a popular Bourne location. Early viewing is highly recommended call 01778 392807!

Winkworth Bourne | 01778392807 |
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See things differently.



Bedroom Three - 8' x 5' (2.44m x 1.52m) UPVC double glazed window to front aspect, radiator, fitted wardrobes and bed.

Family Bathroom - Refitted with a three piece suite comprising panelled bath with shower over, wash hand basin, low level WC, UPVC double glazed window to rear aspect, heated towel rail, fully tiled.

Outside - The front garden is open plan and mainly laid to lawn. There is access to the rear to a driveway leading to a single garage. The rear garden is enclosed which is mainly laid to lawn with paved patio and access to the garage. SINGLE GARAGE With up and over door.

AGENTS NOTE - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Entrance Hall - Stairs to first floor landing.

Lounge - 12' x 12' (3.66m x 3.66m) Gas fire with feature surround, UPVC double glazed window to front aspect, radiator, TV point. Archway to:

Kitchen/Diner - 15' x 9' (4.57m x 2.74m) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, fitted worktops, radiator, ceramic hob with extractor fan, electric oven, wine rack, space and plumbing for dishwasher, door to: SIDE PORCH/UTILITY AREA Fitted worktop, space and plumbing for washing machine, door to front and rear. French doors from kitchen/diner to:

Conservatory - 8'5" x 7' (2.57m x 2.13m) UPVC double glazed windows, UPVC double glazed French doors to rear garden.

First Floor Landing

Bedroom One - 11' x 9' (3.35m x 2.74m) UPVC double glazed window to front aspect, radiator, built-in wardrobes

Bedroom Two - 9' x 8' (2.74m x 2.44m) UPVC double glazed window to rear aspect, radiator, built-in wardrobes.

