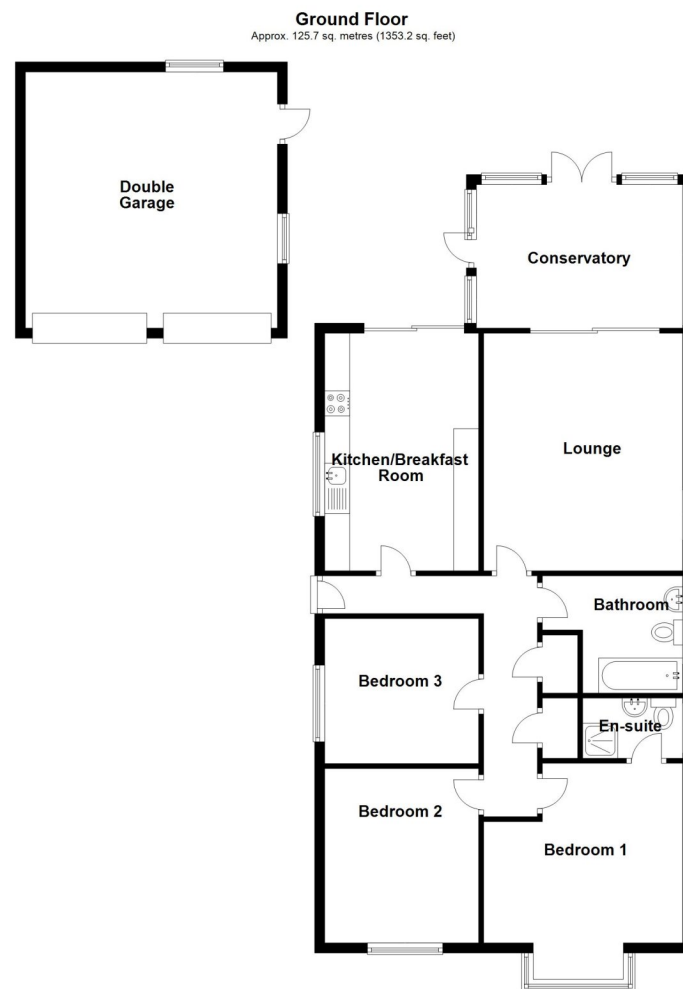


Barkston Close, Bourne, Lincolnshire

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		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 125.7 sq. metres (1353.2 sq. feet)



3 Barkston Close, Bourne, Lincolnshire, PE10 9UB

O.I.E.O. £350,000 Freehold

Winkworth are delighted to offer for sale this three bedroom detached bungalow built by Parker homes located in this highly sought after location just off Mill Drove. The property is offered for sale with no ongoing chain and benefits from, lounge with woodburning stove and garden room off, kitchen/breakfast room, master bedroom with en-suite and bay window overlooking the front, two further double bedrooms and family bathroom. The property also benefits from gas central heating to radiators with a replacement combi boiler and upvc double glazed windows. Outside there is a generous driveway providing ample off-road parking leading to a detached double garage and to the rear a fully enclosed lawned garden. Please call 01778 392807 for more information.

Three Bed Detached Bungalow | Built By Parker Homes | No Ongoing Chain | Detached Double Garage | Generous Driveway With Ample Off-Road Parking | Council Tax Band D

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ACCOMMODATION

Entrance Hall - With radiator, power points, built in airing cupboard housing gas combi boiler supplying hot water and central heating, further cloaks cupboard, access to the loft and door to.

Lounge - 15'4" x 13'1" (4.67m x 4m) With wood burning stove, laminate flooring, radiator, power points, upvc double glazed window to the side and sliding patio doors to.

Garden Room - 12'4" x 8'10" (3.76m x 2.7m) With tiled and insulated roof, double glazed windows and french doors onto the rear garden and power points.

Kitchen/Breakfast Room - 15'4" x 10'1" (4.67m x 3.07m) With fitted units comprising, one and a half bowl sink unit with cupboard below, excellent range of wall and base units, built in double oven, gas hob with extractor above, integrated fridge freezer, space and plumbing for washing machine, part tiled walls, radiator and sliding doors to the rear garden and upvc double glazed window to the side.

Bedroom One - 13'1" x 11'9" (4m x 3.58m) With upvc double glazed bay window to the front, radiator, power points and door leading to.



En-Suite Shower - With fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring, heated towel rail and frosted window.

Bedroom Two - 11'9" x 10'1" (3.58m x 3.07m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 10'1" x 9' (3.07m x 2.74m) With upvc double glazed windows to the side, radiator and power points.

Bathroom - With fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc and wash hand basin, part tiled walls, tiled flooring, heated towel rail and frosted window.



Outside - To the front there is a generous driveway providing ample off-road parking with further lawned garden. There is a DETACHED DOUBLE GARAGE (17'9" x 17'6") with two up and over doors, power and light plus personal door and window to the garden. The rear garden has a paved patio leading to a fully enclosed lawned garden with flower and shrub borders.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

