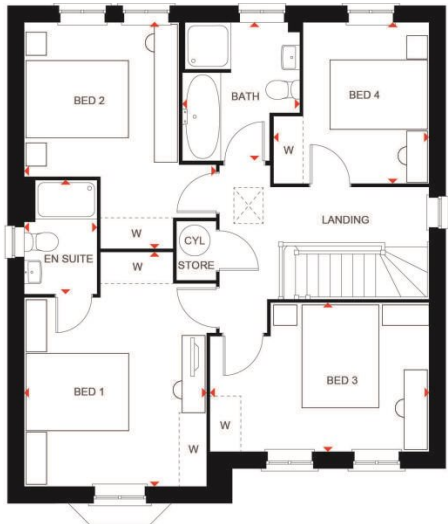


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



17 Bellamy Way, Bourne, Lincolnshire, PE10 2BE

£450,000 Freehold

This beautifully presented four-bedroom detached home, built by David Wilson Homes to their sought-after 'Holden' design, occupies a superior position on the development, overlooking an open green space. Offered in near-new condition, the property has been further enhanced by the current owners with a range of high-spec upgrades. Internally, the home offers a spacious and stylish layout, ideal for modern family living. The welcoming entrance hall leads to a generous lounge with a feature bay window, a separate study – perfect for home working – and a stunning kitchen/family room with quartz worktops, and upgraded flooring, creating a truly impressive and functional living area. A utility room and downstairs WC complete the ground floor. Upstairs, the property boasts four well-proportioned bedrooms, including a luxurious principal bedroom with upgraded en-suite, alongside a similarly high-spec family bathroom. Outside, the home enjoys a landscaped rear garden and a private frontage with a double-width driveway providing ample off-road parking, leading to a single garage. This superb home combines thoughtful design, high-quality finishes, and an enviable location—early viewing is highly recommended.

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ACCOMMODATION

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

Downstairs Cloakroom - 5'2" x 4'10" (1.57m x 1.47m) With low level wc, wash hand basin, Amtico flooring, radiator, large under stairs storage cupboard and frosted window.

Lounge - 19' x 12'2" (5.8m x 3.7m) With upvc double glazed bay window to the front, radiator and power points.

Study - 9'5" x 7'8" (2.87m x 2.34m) With upvc double glazed window to the front, Amtico flooring, radiator and power points.

Kitchen/Family Room - 20'1" x 15'4" (6.12m x 4.67m) With impressive upgraded units comprising, fantastic range of wall and base units complemented by Quartz worktops and inset sink and upstand, built in oven and microwave, gas hob with extractor above, integrated fridge freezer, integrated dishwasher, box bay with french doors onto the rear garden, Amtico flooring, radiator, power points and door leading to:



Utility Room - 8'4" x 5'2" (2.54m x 1.57m) With range of wall and base units, Quartz worktop with inset sink, space and plumbing for washing machine, wall mounted gas boiler supplying hot water and central heating, Amtico flooring and door to the rear,

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

Master Bedroom - 14'10" x 12'2" (4.52m x 3.7m) With fitted wardrobes, upvc double glazed window to the front, radiator, power points and door leading to:

En-Suite Shower Room - 7'2" x 4'9" (2.18m x 1.45m) With walk in shower cubicle, low level wc, wash hand basin, heated towel rail, Amtico flooring and frosted window.

Bedroom Two - 14'4" x 12'2" (4.37m x 3.7m) With two upvc double glazed windows to the front, built in wardrobes, radiator and power points.

Bedroom Three - 13'4" x 9'5" (4.06m x 2.87m) With two upvc double glazed windows to the rear, built in wardrobes, radiator and power points.

Bedroom Four - 10'2" x 9'11" (3.1m x 3.02m) With built in wardrobes, upvc double glazed window to the rear, radiator and power points.

Bathroom - With panelled bath, separate shower cubicle, low level wc, wash hand basin, heated towel rail, Amtico flooring and frosted window.

Outside - To the front there is a private double width driveway providing ample off road parking leading to a detached single garage with power and light and up and over door. The rear garden has a newly laid patio which leads to a generous lawned garden being fully enclosed and mainly lawned.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E