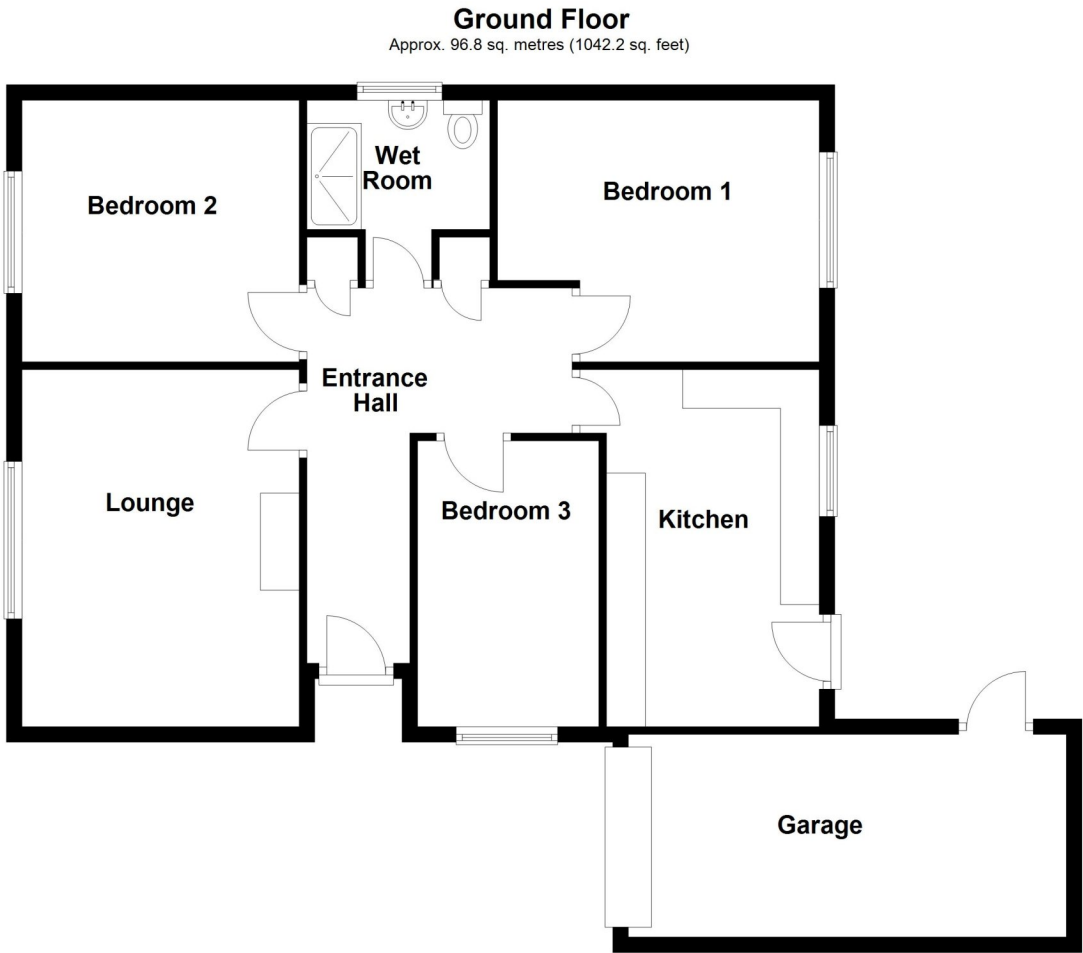


Godiva Crescent, Bourne, Lincolnshire

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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 96.8 sq. metres (1042.2 sq. feet)



20 Godiva Crescent, Bourne, Lincolnshire, PE10

£250,000 Freehold

Offered for sale with NO ONGOING CHAIN this three bedroom detached bungalow benefits from being within easy reach of the town centre and Bourne Woods. The property offers excellent accommodation benefiting from, lounge, kitchen/breakfast room, three generous bedrooms and a modern fitted wet room. The property also benefits from gas central heating to radiators, upvc double glazed windows and solar panels that are owned. Outside there is a private driveway providing ample off road parking leading to a single garage with electric door. The rear garden has a paved patio leading to a well maintained lawned area which is fully enclosed with side access. Please call 01778 392807 for more information.

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bourne@winkworth.co.uk
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ACCOMMODATION

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

Lounge - 15'1" x 11'9" (4.6m x 3.58m) With feature fireplace, upvc double glazed window to the front, radiator and power points.

Kitchen/Breakfast Room - 15'1" x 9'2" (4.6m x 2.8m) With fitted units comprising, sink with cupboard below, good range of wall and base units, space for cooker, space and plumbing for washing machine, space for fridge freezer, part tiled walls, upvc double glazed window and door to the rear.

Bedroom One - 13'6" x 11'1" (4.11m x 3.38m) With upvc double glazed window to the rear, fitted pull down bed/desk, radiator and power points.

Bedroom Two - 11'9" x 11'1" (3.58m x 3.38m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 12'1" x 7'6" (3.68m x 2.29m) With upvc double glazed window to the side, radiator and power points.



Wet Room - Modern fitted suite comprising, shower with pull round curtain, low level wc, wash hand basin, wet boards and two frosted windows.

Outside - To the side there is a private driveway providing ample off road parking leading to a Single Garage with electric door, power and light plus personal door to the side. The rear garden is fully enclosed with a paved patio leading to a well maintained garden with side access.

Agent's 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

C

