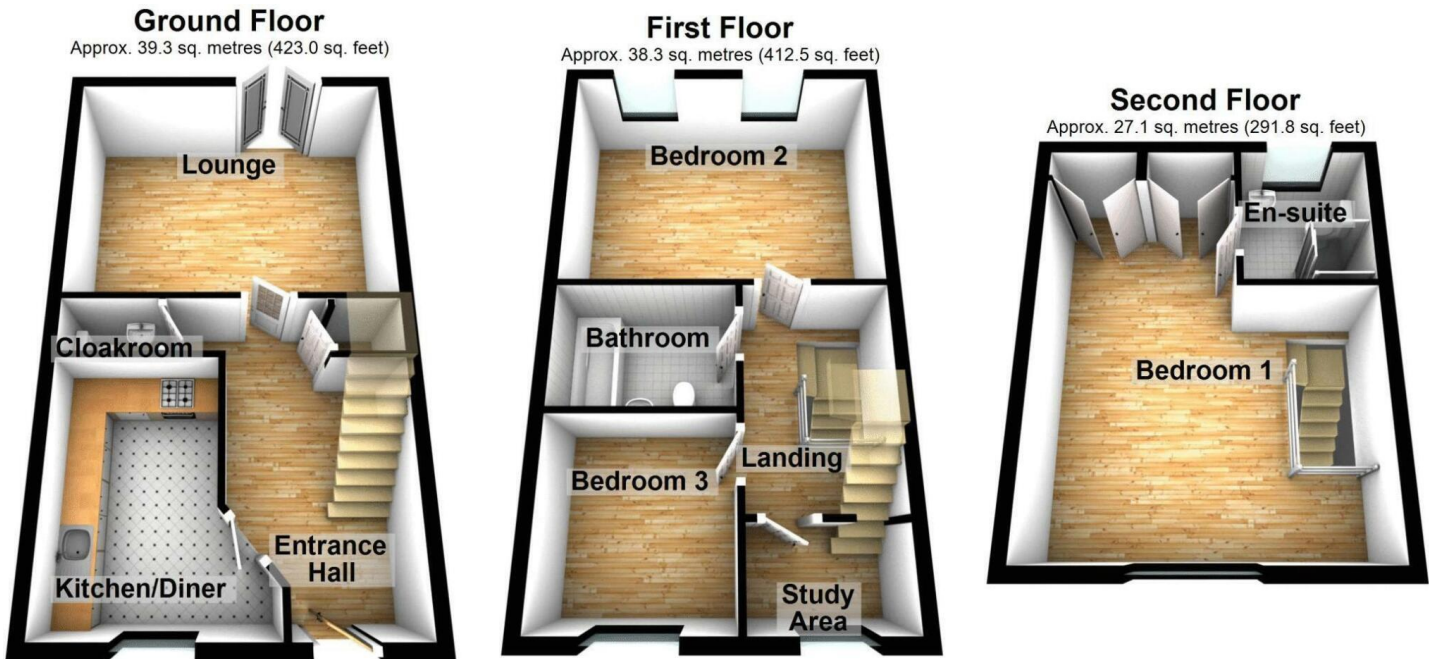


Prince George Road, Bourne,
Lincolnshire

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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 104.7 sq. metres (1127.2 sq. feet)



7 Prince George Road, Bourne, PE10 2AF

£260,000 Freehold

We are delighted to offer for sale this immaculate three bedroom semi detached town house located on the west side of Elsea Park giving easy access to the Town and Schools. Built by Taylor Wimpey Homes the property offers excellent accommodation benefiting from, entrance hall with downstairs cloakroom off, modern fitted kitchen/breakfast room and lounge with french doors onto the garden. On the first floor there are two generous bedrooms and a family bathroom and on the top floor a fantastic master bedroom with en-suite. Outside there is a double width driveway providing off road parking for two cars side by side and to the rear a fully enclosed lawned garden. Please call 01778 392807 for more information.

Three Bedroom Semi-Detached Townhouse | Master With En-Suite | Locks upgraded to multi-locking system | EPC Rating B | Council Tax Band C

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

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, premium Ipil oak wood-effect tiles, built in shoe cupboard, radiator and door to.

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

Kitchen/Breakfast Room - 11'4" x 9'11" (3.45m x 3.02m) With modern fitted units comprising, one and a half bowl sink unit with cupboard below, excellent range of wall and base units with worktops and upstands, wall mounted USB power outlet, 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, spotlights, tumbled edge limestone effect tiles.

Lounge - 15'8" x 12'4" (4.78m x 3.76m) With radiator, power points, tv point and upvc double glazed french doors and windows onto the rear garden.

First Floor Landing - With door leading to a study/storage are with stairs leading to the second floor.

Bedroom Two - 15'8" x 11'10" (4.78m x 3.6m) With upvc double glazed windows to the rear, radiator and power points.



Bedroom Three - 9'4" x 8'4" (2.84m x 2.54m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - Modern fitted suite comprising, panelled bath with shower and glass screen, low level wc, wash hand basin, premium Ipil oak wood-effect tiles, radiator and extractor fan.

Study Area - With stairs leading to the second floor.

Master Bedroom - 17'2" x 12'1" (5.23m x 3.68m) With upvc double glazed window, radiator, power points, tv point and door to

En Suite Shower Room - With walk in shower cubicle, low level wc , wash hand basin, premium Ipil oak wood-effect tiles , radiator and velux window.

Outside - To the front there is a double width driveway providing off road parking for two cars side by side. The rear garden has an extended paved patio leading onto a recently re-laid lawned garden fully enclosed by fencing with side access.

Agents Note - This property is subject to the the Elsea Park Management Fee of approx £290 per annum.

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