

Windle Drive, 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		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

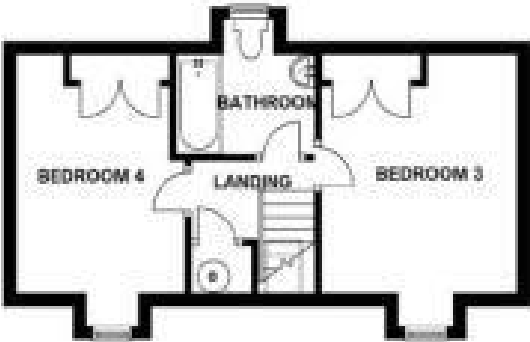
GROUND FLOOR  
APPROX. 48.1 SQ. METRES (518.0 SQ. FEET)



FIRST FLOOR  
APPROX. 45.7 SQ. METRES (491.5 SQ. FEET)



SECOND FLOOR  
APPROX. 30.2 SQ. METRES (325.4 SQ. FEET)



TOTAL AREA: APPROX. 124.0 SQ. METRES (1334.8 SQ. FEET)



16 Windle Drive, Bourne, Lincolnshire, PE10 0DB

£230,000 Freehold

Offered for sale with NO ONGOING CHAIN this newly renovated four bedroom town house offers fantastic space that must be viewed. The accommodation is set over three floors and benefits from, open plan modern fitted kitchen/family room, utility room, first floor lounge with Juliette balcony, master bedroom with en-suite, three further bedrooms and newly fitted family bathroom. The property also benefits from new carpets throughout, new gas boiler supplying hot water and central heating, upvc double glazed windows and newly decorated throughout. Outside there is a single garage with electric up and over door and to the rear a fully enclosed gravelled garden. Please call 01778 392807 for more information.

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ACCOMMODATION

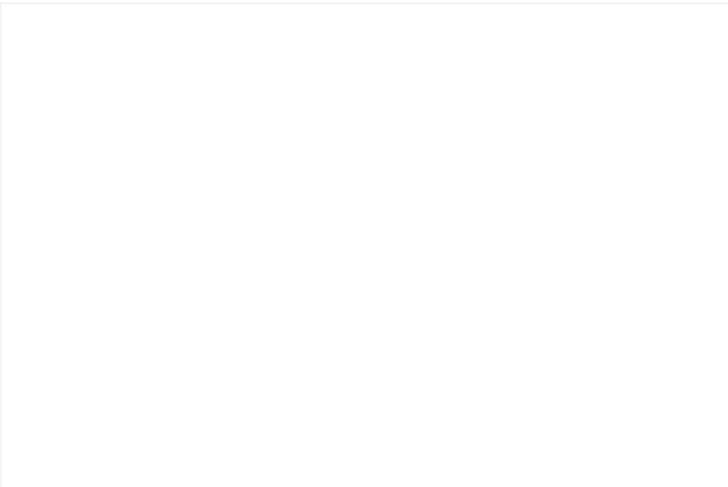
**Entrance Hall** - With stairs leading to the first floor, tiled flooring and door leading to.

**Utility Room/Cloakroom** - 5'11" x 4'11" (1.8m x 1.5m) Tiled flooring, range of base mounted kitchen units. Single sink with drainer and plumbing for a washing machine and low level wc.

**Open Plan Kitchen/Family Room** - 19'3" x 15'3" (5.87m x 4.65m) With modern and recently updated units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated dishwasher, space for fridge freezer, upstands, tiled flooring, upvc double glazed window to the front and upvc double glazed window and door to the rear.

**First Floor Landing** - With stairs leading to the second floor, built in airing cupboard and double opening doors to:

**Lounge** - 19'3" x 10' (5.87m x 3.05m) With attractive feature fireplace, upvc double glazed window to the front, french doors with Juliette balcony overlooking the rear, radiator and power points.



**Bedroom One** - 11'10" x 9'2" (3.6m x 2.8m) With upvc double glazed window to the rear, radiator and power points plus door leading to:

**En-Suite Shower Room** - With modern fitted suite comprising, shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Bedroom Two** - 9'2" x 7'2" (2.8m x 2.18m) With upvc double glazed window to the front, radiator and power points.

**Second Floor Landing** - With cupboard housing gas boiler supplying hot water and central heating and door leading to.

**Bedroom Three** - 12'2" x 10' (3.7m x 3.05m) With upvc double glazed window, radiator and power points.

**Bedroom Four** - 12'2" x 8'10" (3.7m x 2.7m) With upvc double glazed window, radiator and power points.

**Family Bathroom** - Newly fitted suite comprising, panelled bath with shower attachment, low levle wc, wash hand basin, part tiled walls, tiled floring, radiator and frosted window.

**Outside** - To the front there is a single garage with electric door and further doors onto the rear garden. The rear garden is a generous size and easy to maintain being mainly gravelled and fully enclosed.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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