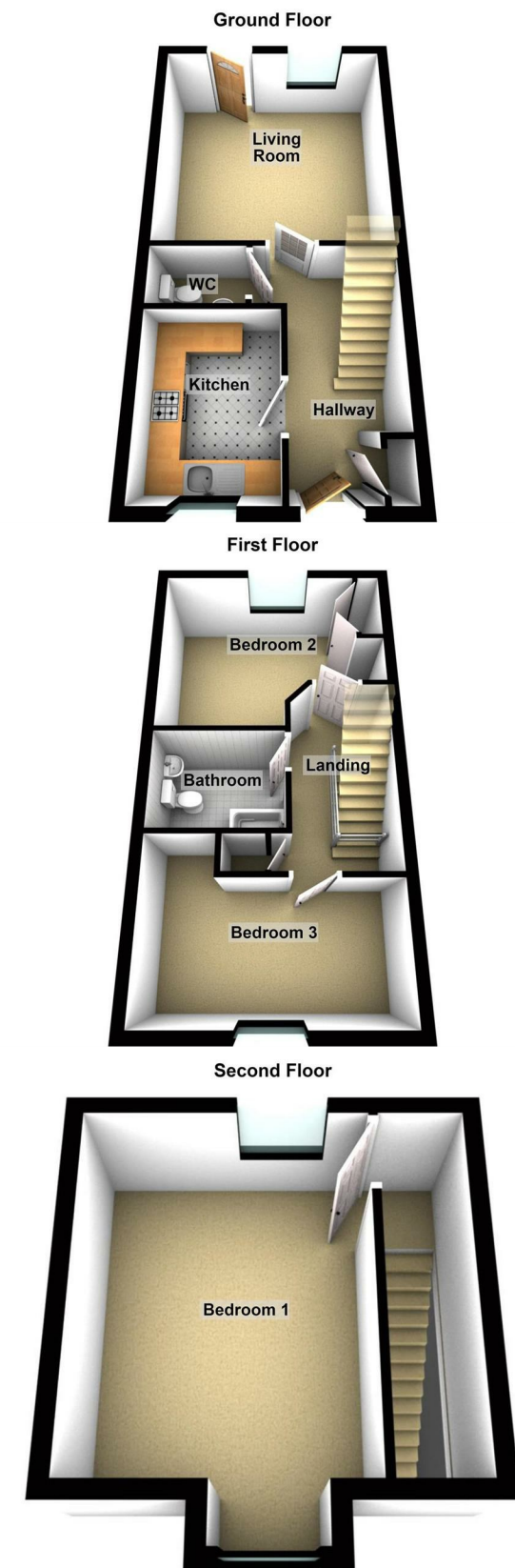




ENTRANCE HALL

KITCHEN

CLOAKROOM

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 2

BATHROOM

BEDROOM 3

BEDROOM 1



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Kestrel Drive
Bourne, PE10 0BX
£215,000



Kestrel Drive

Bourne

PE10 0BX

A stylish three-bedroom townhouse offering modern family living over three floors, with a private garden, dedicated parking and excellent access to Bourne’s wide range of amenities.

• MODERN TOWNHOUSE

• IDEAL FAMILY HOME

• THREE GOOD SIZED BEDROOMS

• MODERN FITTED KITCHEN

• PRIVATE EASY MAINTENANCE GARDEN

• AMPLE PARKING SPACE TO THE REAR OF THE HOME

• DOWNSTAIRS TWO-PIECE CLOAKROOM

• EASY ACCESS TO THE TOWN CENTRE

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

• LOCATED CLOSE TO TRAVEL LINKS AND AMENITES

Viewings: By appointment

£215,000

ENTRANCE HALL
13'5" x 5'8"
Door to front, laminate flooring, storage cupboard, stairs to first floor, radiator, access to:

KITCHEN
9'4" x 7'2"
UPVC double-glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted oven, fitted four-ring hob, fitted extractor fan, fitted sink drainer, splashback tiles behind worktops, space for appliances.

CLOAKROOM
3'7" x 5'4"
Two-piece suite with WC, wash hand basin, radiator.

LIVING ROOM
13'2" x 13'7"
UPVC double-glazed window to rear, door to rear leading to the garden, laminate flooring, radiator.

FIRST FLOOR LANDING
11'11" x 6'2"
Fitted carpet, stairs to first floor, storage cupboard, access to:

BEDROOM 2
10'2" x 13'7" max
UPVC double -/lazed window to rear, fitted double wardrobe, fitted carpet, radiator.

BATHROOM
5'8" x 6'9"
Three-piece suite with bath, fitted shower screen, fitted WC, wash hand basin, splashback tile surround, radiator.

BEDROOM 3
7'2" x 13'7"
UPVC double glazed window to front, fitted carpet, radiator.

SECOND FLOOR LANDING
Fitted carpet, Velux window to rear, door to bedroom 1.

BEDROOM 1
12'9" x 9'10"
UPVC double glazed window to front, Velux window to rear, fitted carpet, radiator.

OUTSIDE
Enclosed rear garden, timber fencing surround, easy maintenance with slate chippings, gated access to rear leading to parking. The parking is an allocated area to the property with ample parking space.

LOCATION
Bourne is a well-established and popular South Lincolnshire market town, offering a fantastic range of everyday amenities including independent shops, supermarkets, cafés, restaurants, pubs, leisure facilities and local schools. The town also benefits from attractive open spaces and countryside nearby, including Bourne Woods and Wellhead Gardens. Bourne provides excellent road links towards Stamford, Peterborough and the A1, making it a convenient location for commuters.

COUNCIL TAX/TENURE/EPC
Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC