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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



26 Len Pick Way, Bourne, Lincolnshire, PE10 2AQ

£345,000 Freehold

- Cloakroom & Utility Room
- Detached Family House
- Four Good Size Bedrooms
- Immaculately Presented Throughout
- Enclosed Rear Garden

This detached house is exceptionally well presented throughout. It benefits from an upgraded Kitchen and upgraded flooring. The garden is also very well presented with neat borders and a large paved patio seating area. Overall a lovely family house that should be viewed to appreciate everything it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Accommodation

Front door to Entrance Hallway: Amtico flooring, radiator, stairs to first floor landing, useful storage cupboard.

Kitchen/Diner

9' 8" x 19' 4" (2.95m x 5.89m) To kitchen end, fitted wall mounted and floor standing cupboards with complimentary fitted worktops and splash backs, tall larder style cupboard, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring ceramic hob, chrome extractor canopy over, double electric oven, inset ceiling spot lights, integrated dishwasher, integrated fridge/freezer, three deep pan drawers, integrated wine cooler, Amtico flooring throughout, French doors with fitted door blinds.



Lounge

11' 0" x 15' 4" (3.35m x 4.67m) TV point, telephone point, radiator, window to front.

Utility Room

4' 2" x 6' 3" (1.27m x 1.91m) Fitted floor standing cupboard with fitted worktop over, space and plumbing under for tumble dryer, Amitico flooring.

Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, Amitico flooring, extractor fan.

Landing

Access to roof storage space, built in storage cupboard, radiator.

Bedroom 1

8' 11" x 10' 0" (2.72m x 3.05m) Wall mounted digital thermostatic, radiator, window to front.



Ensuite Shower Room

Double width shower cubicle, complimentary splash back tiling, chrome heated ladder towel rail, pedestal wash hand basin, low level WC with concealed flush, extractor fan, electric shaver point, wooden effect vinyl flooring.

Bedroom 2

9' 11" x 10' 2" (3.02m x 3.10m) Radiator, window to rear.



Bedroom 3

9' 1" x 10' 4" (2.77m x 3.15m) TVV point, radiator, window to front.



Bedroom 4

6' 9" x 9' 0" (2.06m x 2.74m) Radiator, window to rear.

Family Bathroom

Panelled bath with shower over and glass folding screen, low level WC with concealed flush, pedestal wash hand basin, chrome heated ladder towel rail, complimentary splash back tiling, wooden effect vinyl flooring, extractor fan.

Garden

A driveway to one side of the house provides off road parking and leads to a single garage with twin up and over garage doors. The rear garden is lovely and very well laid out. There is a large paved patio, a neat shaped lawn and gravelled and well stocked borders.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE Freehold

SERVICES Electric, Gas, Water

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S-3816436

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		