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# Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



**13 Austerby Close, Bourne, Lincolnshire, PE10 9HR**

**£159,995 Freehold**

- Bathroom
- Entrance Hallway, Kitchen
- Fully Enclosed Rear Garden
- Lounge
- Mid Terraced House

Austerby Close is a popular residential location and is within easy walking distance of Bourne town centre and all the local amenities including good primary and senior schools.

SPALDING 01775 766766 BOURNE 01778 420406

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



### **Accommodation**

Part glazed front door to Entrance Hallway:  
Radiator with cover, under stairs deep storage cupboard.

### **Kitchen**

8' 11" x 9' 1" (2.72m x 2.77m)

Fitted wall mounted and floor standing cupboards, complimentary worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, space and plumbing for automatic washing machine, space for fridge, wooden effect tiled flooring, radiator with cover, wall mounted gas central heating boiler.



### **Lounge/Diner**

12' 3" x 14' 1" (3.73m x 4.29m)

TV point, telephone point, radiator, stairs to first floor, uPVC part glazed door to outside.



### **Bedroom 1**

11' 5" x 9' 1" (3.48m x 2.77m)

Built in wardrobe, TV point, radiator, window to rear.



### **Bedroom 2**

8' 8" x 7' 3" (2.64m x 2.21m)

Radiator, window to front.

### **Bathroom**

Panelled bath with TRITON electric shower over, pedestal wash hand basin, low level WC, complimentary splash back tiling, vinyl flooring, radiator.



### **Landing**

Access to roof storage space, airing cupboard housing hot water tank.

### **Garden**

The rear garden is fully enclosed and benefits from a paved patio with the remainder laid to lawn.

### **Communal Car Park.**

This property benefits from an allocated space in the communal car park.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TENURE** Freehold

**SERVICES** Water and Electric

**COUNCIL TAX BAND A**

#### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

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#### Ref: S-3790533

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.

#### ADDRESS

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

