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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



3 Chester Close, Bourne, Lincolnshire, PE10 0YX

£210,000 Freehold

- Bathroom & Ensuite
Shower Room
- Entrance Hallway,
Cloakroom
- Fully Enclosed Rear Garden
- Kitchen/Diner

This semi-detached house is located on the popular Elsea Park development. Located on the outskirts of Bourne and within an easy walk of the town centre. Bourne benefits from national and local shops, excellent primary and senior schools and good bus links to both Peterborough and Stamford.

SPALDING 01775 766766 BOURNE 01778 420406

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Accommodation

Front door to Entrance Hallway: Radiator, stairs to first floor landing.

Kitchen/Diner

10' 5" x 14' 11" (3.17m x 4.55m) Fitted wall mounted and floor standing cream fronted cupboards with wooden effect worktops and splash backs, inset stainless steel sink and drainer with mixer tap, four ring gas hob with extractor canopy over, electric oven, integrated fridge and freezer, integrated dishwasher, wooden effect vinyl flooring, under stairs storage cupboard, radiator, French doors opening to rear garden.

Lounge

11' 9" max x 16' 2" (3.58m x 4.93m) TV and telephone point, radiator.



Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, radiator, extractor fan.

Bedroom 1

8' 5" x 13' 7" (2.57m x 4.14m) Radiator, window to front.

Ensuite Shower

Double width shower cubicle with folding door, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, wooden effect vinyl flooring, extractor fan, electric shaver point, radiator.

Bedroom 2

8' 5" x 10' 1" (2.57m x 3.07m) Radiator, window to rear.

Bedroom 3

6' 3" x 8' 8" (1.91m x 2.64m) Radiator, window to front.

Family Bathroom

Panelled bath, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, radiator, extractor fan.

Landing

Radiator, access to roof storage space, built in cupboard.

Garden

The front of this property is open plan and benefits from an allocated off road parking space in front of the house. A timber gate at the side gains access to the fully enclosed rear garden. The rear garden benefits from a large paved patio with the remainder laid to lawn. Included in the sale is a timber garden shed.



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 Water, Gas 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-3743211

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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		