

EST 1770



Longstaff INC. Eckfords



Woodview, Elsthorpe Road, Stainfield, Bourne

Guide Price: £395,000 Freehold

- Three bedroom detached house situated in a quiet village location.
- Commanding position with open field views to the front and rear.
- Open plan Kitchen/Dining room, with patio doors opening onto the rear patio, Living Room, Study, Utility room, three Bedrooms and family Bathroom.
- Single garage and an enclosed rear Garden.
- No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION: -

HALLWAY

14' 7" x 6' 10" (4.47m x 2.1m) The front door opens into the light, South facing Hallway. It is sympathetically decorated with neutral decor and with wood effect flooring. Stairs leading to the first floor accommodation.

CLOAKROOM

7' 3" x 3' 5" (2.21m x 1.06m) Accessed from the Hallway, the Cloakroom has a South Facing window, a low-level WC and a Wash Hand Basin set within a vanity unit.

LIVING ROOM

16' 8" x 12' 0" (5.1m x 3.66m) The generous Living Room has a large South facing window and is decorated with neutral décor. The wood-burner located on the West wall of the room is positioned on an Indian Stone hearth, and within a brick surround with an Oak mantel piece. A pair of double-doors open into the Kitchen/Diner.



KITCHEN/DINER

12' 2" x 19' 4" (3.72m x 5.91m) The Kitchen, with its neutral décor and lino flooring, provides a fantastic family room. Base units configured in an L-shape provide useful storage and house the AEG electric oven and ceramic hob. The 1 ½ ceramic sink and drainer, with mixer tap, are mounted below the North facing window which overlooks the rear garden. In addition the Breakfast bar, which is located on the East wall, provides an additional storage and work area. The understairs cupboard also provides a useful additional storage area.

The Dining area provides space for a dining table and the double patio doors provide a view over the rear garden with open fields beyond.

STUDY

6' 8" x 8' 8" (2.04m x 2.65m) The study is decorated to match the kitchen, with one feature wall. There is an East facing window and a Larder unit which provides additional kitchen storage.

UTILITY ROOM

6' 5" x 8' 7" (1.97m x 2.64m) The Utility room is decorated with neutral décor and flooring to match the Kitchen/Diner and the Study. The room includes a number of base units as well as a stainless steel single sink and drainer and a tall storage unit. The oil fired boiler is situated adjacent to the rear entrance door, which opens onto the East side of the property.

LANDING

The stairs lead directly onto the Landing which has the benefit of an East facing window. There is also a loft hatch providing access to the loft space which has been insulated and boarded out in the main part.

AIRING CUPBOARD

The Airing Cupboard houses the insulated Hot Water Cylinder; the timer on the Immersion heater is controlled by a digital timer/control. Pine slatted shelves above provide useful storage.

BATHROOM

5' 6" x 9' 1" (1.69m x 2.78m) Lino flooring with neutral décor. The suite includes a corner shower cubicle, with Mira electric shower, a fitted bath with stainless steel effect mixer tap with shower attachment, a low level WC and a pedestal wash basin, with wall mounted mirror above. The dual aspect room has a double window to the North and a single window to the East.

MASTER BEDROOM

13' 8" (Restricted Height) x 11' 3" (4.19m x 3.44m) Neutral carpets and décor with one feature wall. South facing window with built in double wardrobes. A single panel radiator is mounted on the West wall.

SECOND BEDROOM

10' 10" x 11' 3" (3.31m x 3.44m) Neutral carpets and neutral décor with North facing window. The room has double built in wardrobes and a single panel radiator is mounted on the North wall.



THIRD BEDROOM

9' 4" x 7' 8" (2.87m x 2.34m) Neutral carpets and décor with South facing window. A single panel radiator is mounted on the West wall.

GARAGE

Wooden double doors provide access to the garage from the driveway and there is a pedestrian door to the rear. The Garage has a concrete floor and block walls, numerous double electric sockets, three lights and a workbench. The loft hatch provides access to the roof space above the garage - this is 'boarded-out' in the main part and has a light.

DRIVEWAY

The gravel Driveway provides off-road parking for up to three cars. A stone and brick wall separates the driveway from the footpath.

FRONT GARDEN

The Front Garden is boarded by a mature hedge on the West and a close boarded fence on the East. The borders include mature shrubs.

REAR GARDEN

The path, leading along the East side of the property, provides access to the rear garden and continues around to the rear of the property to the Patio. Steps lead from the Patio onto the lawn with views beyond, across open rolling grassland and woodland. Mature hedges extend along much of the West side and a close boarded fence extends part of the way along the East side of the garden; the remainder of the garden is demarcated by wooden post, rail and wire fencing. The garden also have the benefit of mature shrubs and borders and decking which provides a wonderful seating area in the North-West corner of the garden.

SERVICES

The property benefits from mains water, foul drainage and electric. The property has an oil fired central heating system.

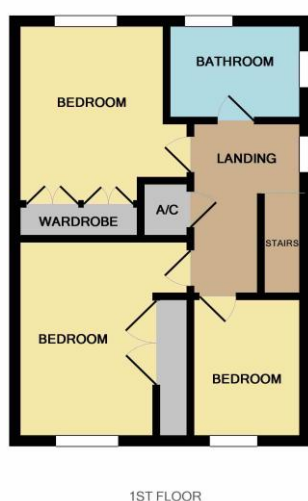
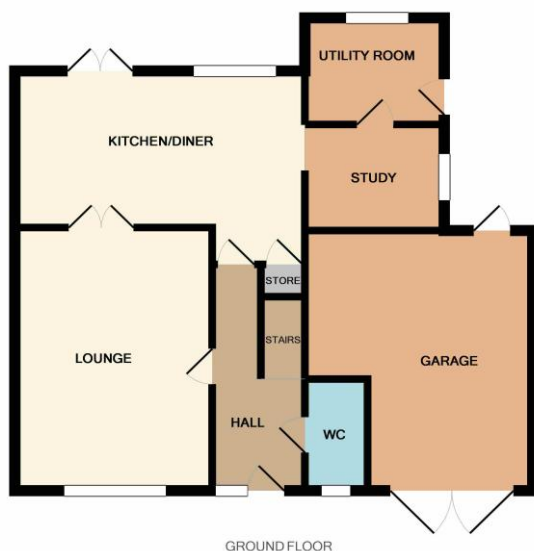
AGENTS NOTE

To accord with the Estate Agents Act 1979, we are obliged to disclose that one of the vendors is a Partner of R. Longstaff and Co. LLP.









Energy Efficiency Rating

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

Current Potential

	96
61	

TENURE Freehold

COUNCIL TAX D

LOCAL AUTHORITY

South Kesteven District Council

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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