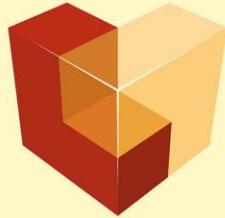


EST 1770



**Longstaff**<sup>.com</sup>  
**Eckfords**

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



**48 Maple Gardens, Bourne, PE10 9DW**

**£205,000 Leasehold**

**MID TERRACED CHALET BUNGALOW FOR THE OVER 55'S.**

- Mid Terraced Chalet Bungalow
- Entrance Hallway, Shower Room
- Modern Fitted Kitchen
- Lounge/Diner

This property is located on the popular Croft development and is purposely designed and built for the over 55's. It offers spacious accommodation including two double bedrooms a modern fitted kitchen and a lounge/diner. Viewing is recommended.

SPALDING 01775 766766 BOURNE 01778 420406



#### GROUND FLOOR

#### ACCOMMODATION

Part glazed door to Entrance Hallway: Inset floor mat, built in cloak cupboard, life line telephone, radiator, wall mounted thermostatic heating control, stairs to first floor landing.

#### KITCHEN

8' 9" x 10' 3" (2.67m x 3.12m) Fitted wall mounted and floor standing cream cupboards, complimentary wooden effect worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer, four ring gas hob with extractor canopy over, three deep pan drawers, integrated fridge and freezer, eye level double electric oven, space and plumbing for automatic washing machine, radiator, wooden effect vinyl flooring, radiator.



#### **SHOWER ROOM**

Double width shower cubicle with glass sliding door, low level WC with concealed flush, pedestal wash hand basin, vinyl flooring, splash back tiling, radiator, extractor fan.



#### **LOUNGE/DINER**

16' 4" x 10' 1" (4.98m x 3.07m) TV point, telephone point, radiator, French Doors to rear.

#### **BEDROOM 2**

9' 4" x 11' 6" (2.84m x 3.51m) Deep built in storage cupboard, bay window to rear, radiator.

#### **FIRST FLOOR**

#### **LANDING**

Radiator.

#### **BEDROOM 1**

21' 4" max x 15' 8" max (6.5m x 4.78m) A lovely large light and airy bedroom. Built in boiler cupboard with drying space, built in double wardrobe, two radiators, TV point, window to front and rear.

#### **BATHROOM**

Panelled bath with shower over and glass screen, complimentary splash back tiling, radiator, pedestal wash hand basin, low level WC, vinyl flooring, radiator, extractor fan.

#### **EXTERNALLY**

All properties on The Croft benefit from well kept communal gardens with several different seating areas. There are several communal car parks with ample parking for both residents and visitors.

#### **AGENTS NOTE**

This purpose built over 55's chalet provides spacious accommodation. It has a long remaining lease of approximately 117 years. All residents on The Croft benefit from communal well kept gardens, use of the Manor House including free launderette facilities.

The monthly service charges include: External window cleaning and repairs, a yearly boiler check and buildings insurance.

Please be advised that the scheme at The Croft is designed for independent retirement living and no care or assistance is provided by The Longhurst Group.

The services charges as of December 2025 are:

£238.68 PCM



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the descriptions contained herein, measurements of rooms, rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor reserves the right to make any alterations to the property without notice and no guarantee as to their safety or efficiency can be given.

**TENURE** Leasehold**SERVICES TBC****COUNCIL TAX BAND B****LOCAL AUTHORITIES**

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate.. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

**Ref: 17549**

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**

R. Longstaff &amp; Co LLP.

23 North Street

Bourne

Lincolnshire

PE10 9AE

**CONTACT**

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