

EST 1770



# Longstaff INC. Eckfords

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



55 Haydock Park Drive, Bourne, PE10 0WJ

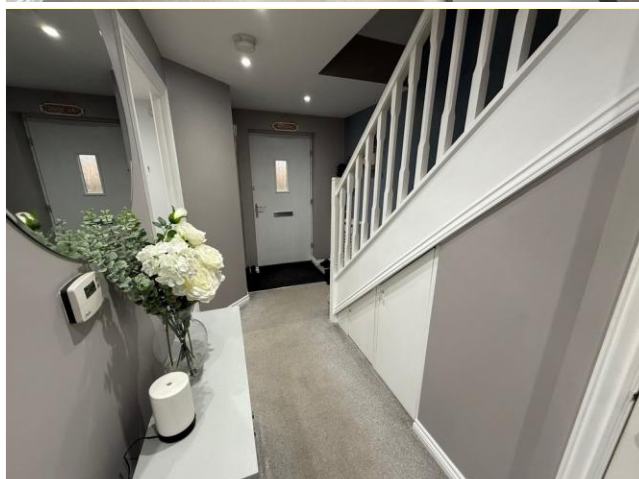
**£255,000 Freehold**

- End Terraced Town House
- Popular Residential Location
- Entrance Hallway, Cloakroom
- Kitchen

Stunning, spacious and immaculately presented town house located in a popular residential location. This property benefits from a lovely modern kitchen, lounge/diner and three double bedrooms. Viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



## **GROUND FLOOR**

### **ACCOMMODATION**

Front door to Entrance Hallway: Radiator, stairs to first floor, two under stairs storage cupboard, inset ceiling spot lights.

### **CLOAKROOM**

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, ceramic floor tiles, radiator.



## KITCHEN

8' 4" x 11' 2" (2.54m x 3.4m) Fitted wall mounted and floor standing grey fronted cupboards including four drawers, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring gas hob with extractor canopy over, double electric oven, integrated dishwasher and washing machine, tall larder style cupboard, inset ceiling spot lights.

## LOUNGE/DINER

12' 2" max x 15' 7" max (3.71m x 4.75m) Two radiators, TV point, telephone point, wall mounted thermostatic heating control, French doors to outside.

## FIRST FLOOR

Radiator, stairs to second floor.

## BEDROOM 2

11' 0" x 15' 8" (3.35m x 4.78m) Radiator, two windows to rear.

## BEDROOM 3

8' 4" x 9' 5" (2.54m x 2.87m) Radiator, window to front.

## BATHROOM

8' 4" x 6' 4" (2.54m x 1.93m) Panelled bath with mixer shower attachment, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, chrome heated ladder towel rail.

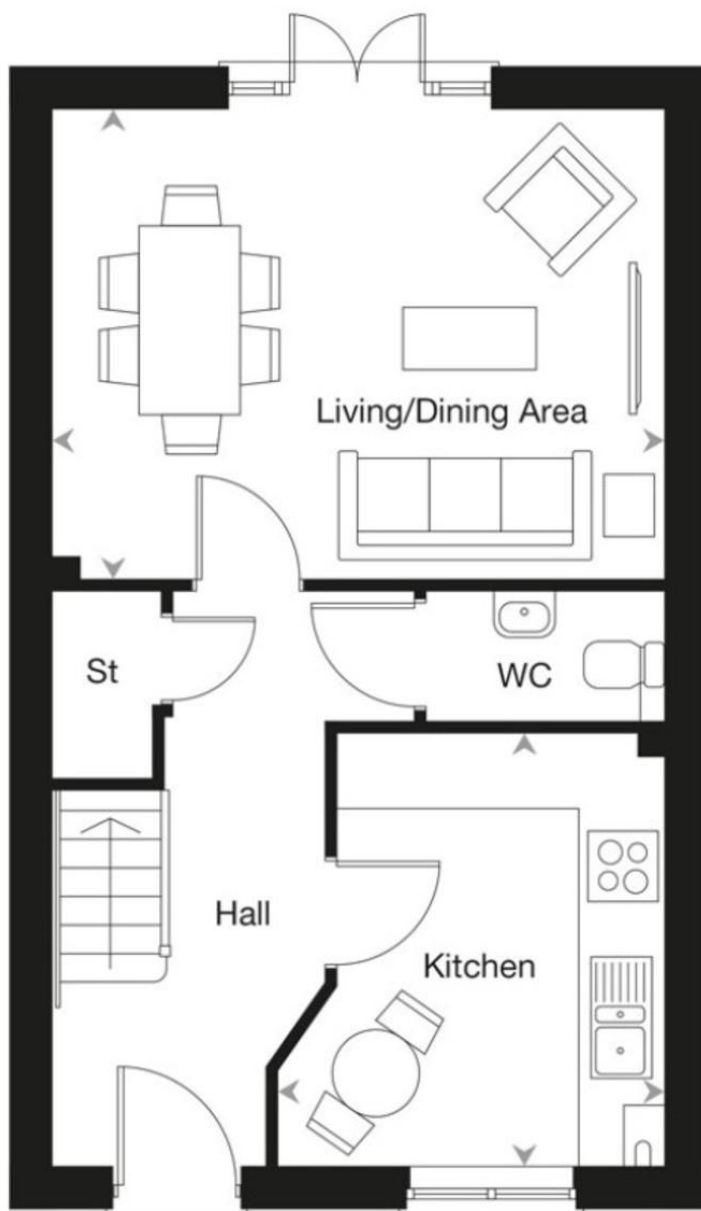
## SECOND FLOOR

## MASTER BEDROOM

15' 8" max x 17' 4" max (4.78m x 5.28m) A wow factor large Master suite, vaulted ceiling, built in wardrobes to one wall, four wall light points, radiator, window to front and velux window to rear.

## ENSUITE SHOWER ROOM

Double width shower cubicle with glass door, low level WC with concealed flush, pedestal wash hand basin, chrome heated ladder towel rail, wooden effect vinyl flooring, velux window electric shaver point, extractor fan.



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		

**TENURE** Freehold

**SERVICES** All mains

**COUNCIL TAX BAND** C

#### 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: 17577

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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