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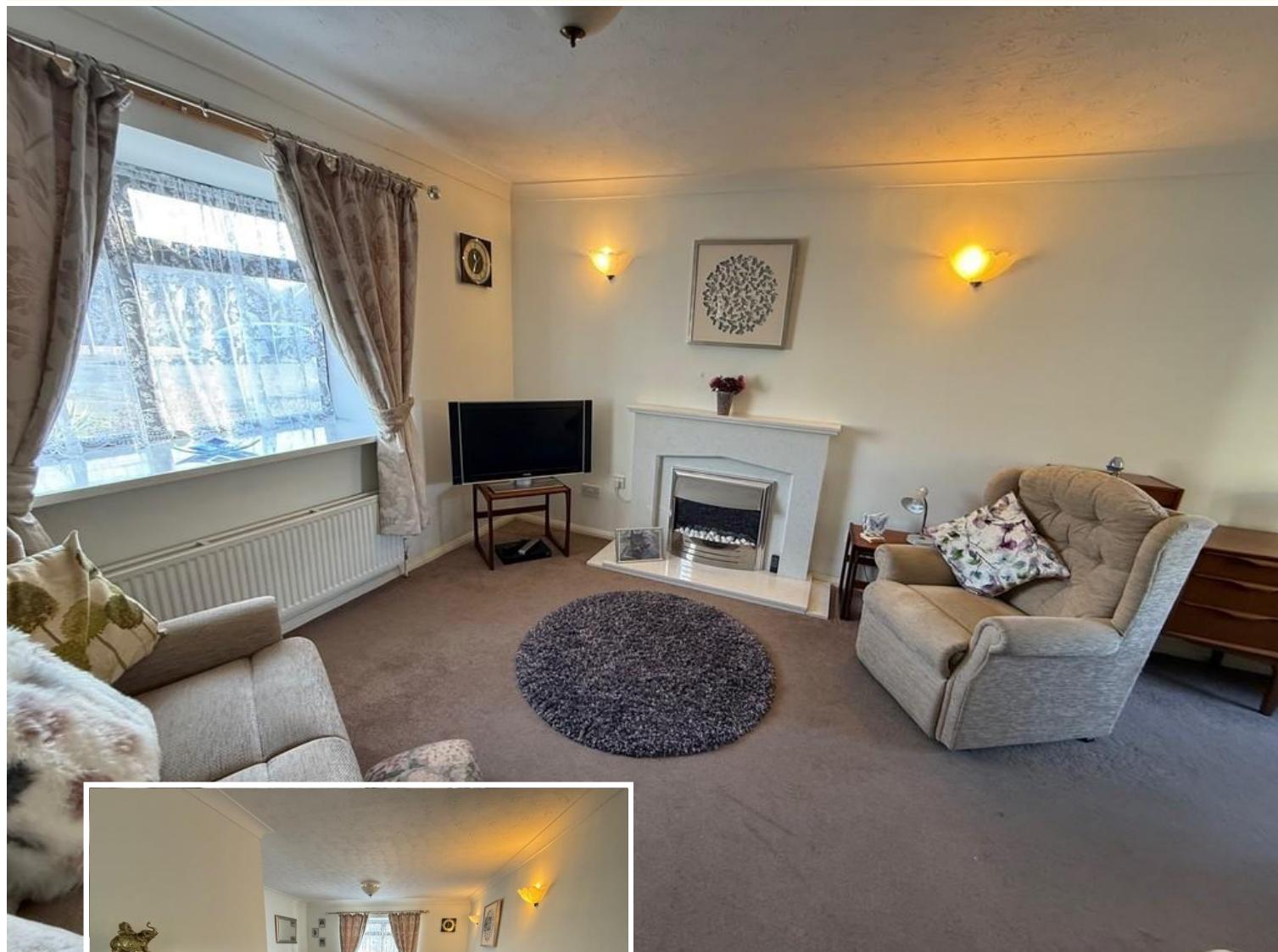
5 Ermine Close, Bourne, PE10 9XH

**£265,000 Freehold**

- Detached Bungalow
- Entrance Hallway
- Lounge/Diner
- Kitchen
- Conservatory

A rare opportunity has arisen to purchase this two bed detached bungalow. Located in a popular quiet cul de sac location close to local amenities. This bungalow is being sold with no onward chain and viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766   BOURNE 01778 420406



#### GROUND FLOOR

##### ACCOMMODATION

uPVC dark wood effect part glazed front door to Entrance Hallway in L-Shape. Useful built in storage cupboard, radiator, access to roof storage space, wall mounted the mostatic heating control, airing cupboard housing hot water tank and shelving, telephone point.

##### LOUNGE/DINER

12' 6" max/7'8" min x 19' 5" (3.81m x 5.92m) Two radiators, stone effect electric fire with polished stone back plate and hearth, two wall light points, TV point, telephone point, window to front & rear.





#### **KITCHEN**

8' 10" x 7' 8" (2.69m x 2.34m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer tap, four ring gas hob with extractor fan over, electric oven, space and plumbing under worktop for automatic washing machine, radiator, ceramic floor, tiles, wall mounted gas central heating boiler, part glazed uPVC door to Conservatory.

#### **CONSERVATORY**

7' 0" x 13' 0" (2.13m x 3.96m) Constructed dwarf brick walls with uPVC units over, polycarbonate sloped roof, ceramic floor tiles, French doors to rear.

#### **BEDROOM 1**

8' 1" x 12' 10" (2.46m x 3.91m) Radiator, windows to front.

#### **BEDROOM 2**

7' 8" x 11' 1" (2.34m x 3.38m) Radiator, window to rear.

#### **SHOWER ROOM**

Double width shower cubicle with glass screen, pedestal wash hand basin with vanity cupboard under, low level WC with concealed flush, chrome heated ladder towel rail, fully tiled walls, ceramic floor tiles, extractor fan.

#### **EXTERNALLY**

This bungalow occupies a lovely corner plot. The front garden benefits from low level hedges and shrubs. A driveway to one side of the bungalow provides off road parking and leads to a single garage with an up and over door. The rear garden is a lovely feature of this bungalow and offers a good degree of privacy. It is easy maintenance with a paved patio and the remainder laid to gravel with attractive shrub borders. Viewing is highly recommended to appreciate everything this bungalow has to offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and should not be relied upon as being accurate as to the actual layout of the property. The services, systems and appliances shown have not been tested 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.



**TENURE** Freehold

**SERVICES** All mains

**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

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**Ref: 17594**

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 & Co LLP.  
23 North Street  
 Bourne  
Lincolnshire  
PE10 9AE

#### CONTACT

T: 01778 420406  
E: [boume@longstaff.com](mailto:boume@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)