

37 The Croft
Bourne
PE10 9GX

£280,000



Chalet Style House

Downstairs WC

Lounge With Bay Window

2/3 Bedrooms

Ensuite To Master

Gas Central Heating

Over 55 Age Group

Breakfast Kitchen

Community Hub Building



GENERAL DESCRIPTION:

This is a spacious chalet style house purpose built for the over 55 age group. It has 2 first floor bedrooms, and features an ensuite to the master. The accommodation is quite versatile, and whilst most buyers would use one of the downstairs rooms as a dining room, it could also be used as a third bedroom.

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The lounge is spacious featuring a bay window and the kitchen is large enough for a table.

In addition there is a downstairs WC.



PORCH

With double glazed entrance door leading to :-

ENTRANCE HALL

With stairs to first floor with under stairs cupboard, radiator, central heating thermostat.

CLOAKROOM

With low level WC, pedestal wash hand basin, radiator, uPVC double glazed window to the front.

KITCHEN 15' 5" x 11' 10" (4.7m x 3.6m) Max

With 1½ bowl stainless steel sink unit, extensive range of base units incorporating cupboards and drawers, with worktops and eye level cupboards above. built in gas hob with extractor above, tall cupboard housing eye level electric oven, integrated fridge freezer, plumbing for washing machine, radiator, uPVC double glazed corner window, pair of uPVC double glazed French doors to the garden.

LOUNGE 14' 9" x 10' 6" (4.5m x 3.2m & 3.9 into the bay)

With walk in uPVC double glazed bay window to the front, radiator, TV point.

DINING ROOM/BEDROOM 3 12' 6" x 8' 6" (3.8m x 2.6m) Max

With radiator, uPVC double glazed window to the rear.

LANDING

With radiator, walk in boiler cupboard housing Worcester gas central heating boiler, access to loft space.

BEDROOM 1 13' 1" x 12' 2" (4.0m x 3.7m) Max

With walk in uPVC double glazed bay window to the front, built in wardrobe with hanging rail and shelving.

ENSUITE

With low level WC, pedestal wash hand basin, double shower cubicle with fitted shower, radiator, uPVC double glazed window, extractor.

BEDROOM 2 14' 9" x 9' 6" (4.5m x 2.9m) Max

With radiator, uPVC double glazed window to the rear.

BATHROOM

With low level WC, pedestal wash hand basin, panelled bath, shaver point, radiator, extractor, uPVC double glazed window to the side.

REAR GARDEN

There is a paved patio outside the kitchen, with mains water tap, and outside power point. The grounds are beautifully manicured and laid to lawn with various seating areas.

AGENTS NOTE: The scheme at The Croft is designed for independent retirement living for the over 55 age group, and no care or assistance is provided by the Longhurst Group.

The property is leasehold with the original lease granted in 2017 being for 125 years.

The charges for the year at April 2023 were:-

Service Charge - £214.84 PCM

Ground Rent - £24.32 PCM

Total - £239.16 PCM

AMENITIES There are staff on site during the week between 9am - 5pm who are on hand to assist with any queries and emergencies. Outside of those hours, alarm pull cords will alert a central management base from where queries and emergencies can be handled. The original Manor House now provides a central 'hub' where residents can meet for events, to relax in the residents lounge, or use the facilities of the kitchen provided there. We understand that there are numerous events held at The Croft, and clearly, residents can choose for themselves how much they wish to interact during such events, or otherwise. In addition to the lounge, dining room, and kitchen, there is a games room, and a laundry room. Residents' family who may come to visit are able to stay, for a small fee, in the flat within The Manor House.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Leasehold

Council Tax: Band C