

EST 1770



# Longstaff INC. Eckfords

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



37 St Gilberts Road , Bourne, PE10 9XD

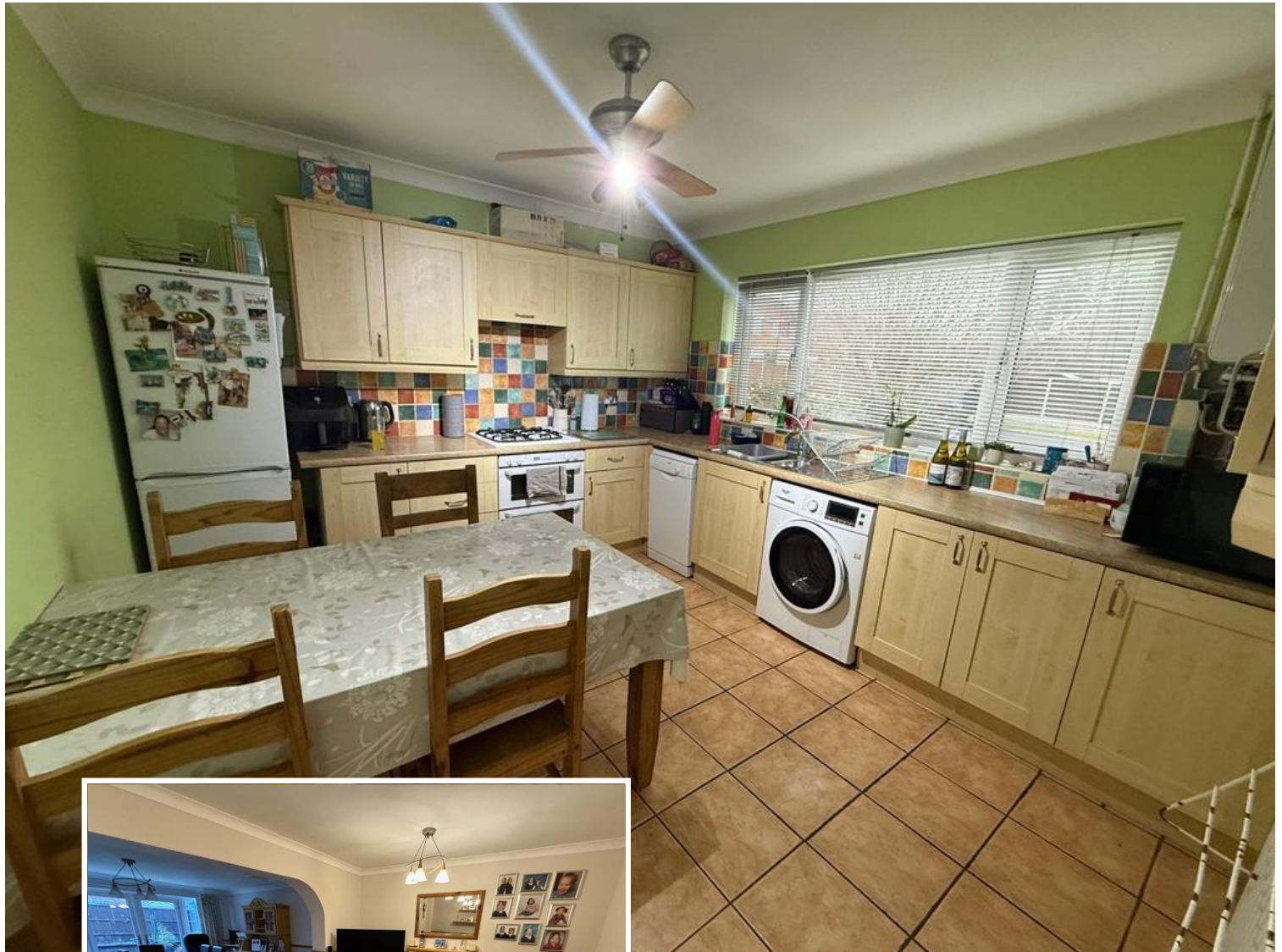
**£275,000 Freehold**

- Detached House
- Popular Residential Location
- Entrance Hallway
- Kitchen
- Lounge Through to Diner

SPALDING 01775 766766 BOURNE 01778 420406

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





## GROUND FLOOR

### ACCOMMODATION

Part glazed uPVC door to Entrance Hallway: Laminate flooring, radiator, stairs to first floor, under stairs storage cupboard, wall mounted thermostat heating control.

### KITCHEN/DINER

12' 1" x 10' 6" (3.68m x 3.2m) Fitted wall mounted and floor standing light wood effect fitted cupboards, complimentary worktop and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, double electric oven, space and plumbing under worktop for automatic washing machine, space and plumbing for slim line dishwasher, space for fridge/freezer, wall mounted WORCESTER gas central heating boiler, radiator, ceramic floor, centre ceiling light and fan.



#### **LOUNGE**

11' 9" x 18' 7" (3.58m x 5.66m) Gas fire, timber surround polished stone back plate and hearth, radiator, dado rail, TV point, archway through to Dining Room.

#### **DINING ROOM**

11' 11" x 13' 6" (3.63m x 4.11m) Dado rail, radiator, access to roof storage space, French doors opening to rear.

#### **FIRST FLOOR**

#### **LANDING**

Built in storage cupboard.

#### **BEDROOM 1**

11' 11" x 9' 11" (3.63m x 3.02m) Fitted wardrobe with bed space between, wall mounted cupboards and matching bedside units, radiator, window to rear.

#### **BEDROOM 2**

13' 11" x 10' 2" (4.24m x 3.1m) Radiator, window to front.

#### **BEDROOM 3**

7' 4" x 8' 1" (2.24m x 2.46m) Radiator, window to front.

#### **FAMILY BATHROOM**

P-Shaped panelled bath with umbrella style shower over and second shower head attachment, glass screen, pedestal wash hand basin with vanity drawers, low level WC with concealed flush, chrome heated ladder towel rail, fully tiled walls, vinyl flooring, inset ceiling spot lights.

#### **EXTERNALLY**

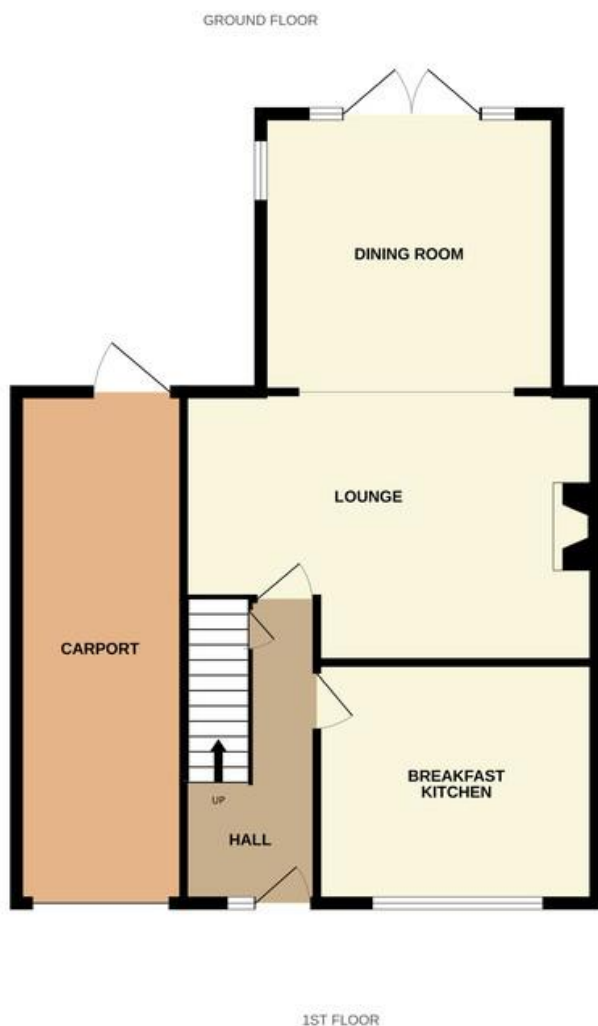
#### **GARDEN**

The front of this house is open plan. There is a long driveway to provide off road parking with the remainder laid to lawn.

The rear garden is very low maintenance and has a circular paved patio with the remainder laid to paving slabs and a small area of lawn.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** TBC

**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

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: 17542

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