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**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 thermostatic 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

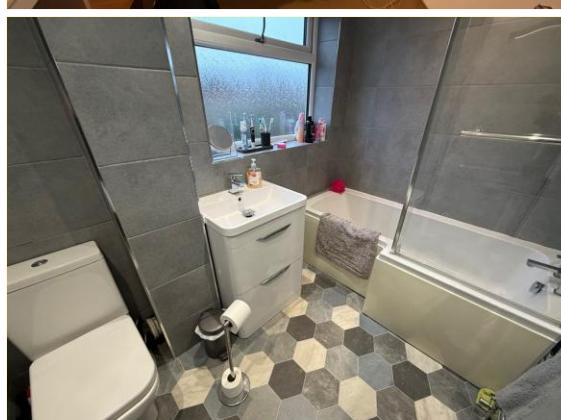
P-Shaped panelled bath with umbrella style shower over and second shower head attachment, glass screen, pedestal wash hand basin with vanity drawers, low level WC with concealed flush, chrome heated ladder towel rail, fully tiled walls, vinyl flooring, inset ceiling spot lights.

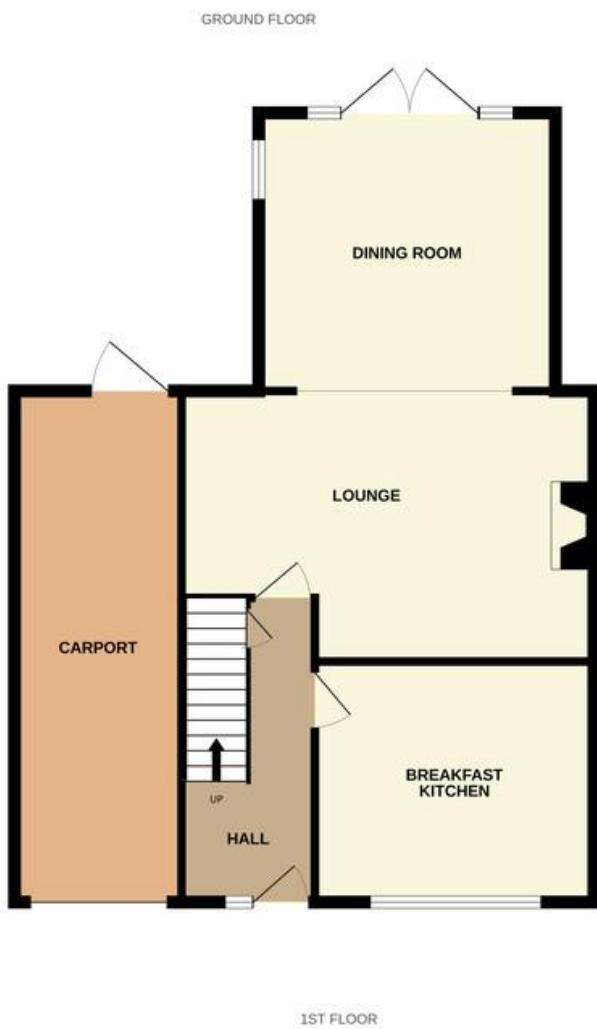
### EXTERNALLY

#### 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		
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**

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**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.

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**CONTACT**