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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



53 Stephenson Way, Bourne, Lincolnshire PE10 9DD

£300,000 Freehold

- Detached House with 3 Bedrooms
- Entrance Hallway
- Lounge, Dining Room
- Kitchen, Utility Room
- Cloakroom

Detached 3 bedroom house in pleasant location with accommodation comprising entrance hallway, lounge, dining room, kitchen, utility room, downstairs cloakroom, three bedrooms, family bathroom, enclosed rear gardens.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Part glazed front door and glazed side panels to Entrance Hallway: Radiator with cover, laminate flooring, stairs to first floor.

LOUNGE: 12' 3" x 14' 11" (3.73m x 4.55m) Two wall light points, log effect electric fire with cream surround, TV Point, telephone point, radiator, dado rail, open through to Dining Room.

DINING ROOM: 11' 6" x 9' 8" (3.51m x 2.95m) Dado rail, radiator, French doors to outside.



KITCHEN: 11' 6" x 8' 5" (3.51m x 2.57m) Wall mounted and floor standing cream fitted cupboards, wooden effect worktops and splash back tiling, inset stainless steel sink and drainer with mixer tap, space under worktop for fridge, space for cooker which is included in the sale, large walk in pantry, under stairs storage cupboard, tiled flooring, open through to Utility Room.

UTILITY ROOM: 7' 6" x 5' 10" (2.29m x 1.78m) Two wall mounted cupboards, fitted worktop with space and plumbing under for automatic washing machine and tumble dryer, further space for freezer, complimentary splash back tiling, tiled flooring, radiator, part glazed door to rear.

CLOAKROOM: Low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, laminate flooring.

FIRST FLOOR LANDING

BEDROOM 1: 13' 11" x 10' 10" (4.24m x 3.3m) Dado rail, radiator, window to front.

BEDROOM 2: 12' 8" x 10' 10" (3.86m x 3.3m) Storage cupboard housing gas central heating boiler and hot water tank, access to roof storage space, radiator, window to rear.

BEDROOM 3: 8' 11" x 7' 5" (2.72m x 2.26m) Radiator, window to front.

FAMILY BATHROOM: Panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC with concealed flush, chrome heated ladder towel rail, fully tiled walls, ceramic floor tiles, inset spot lights.

EXTERNALLY: The front of this house is open plan and benefits from a block paved driveway which leads to a single garage and an attractive shrub bed. A gate at the side of the house gains access to the fully enclosed rear garden. The rear garden has a large paved patio, a shaped lawn and attractive shrub borders. Included in the sale is a timber garden shed.

DIRECTIONS: From Eckfords & Longstaff office turn left. Proceed along North Street and into North Road. Turn right into Mill Drove and then left into Stephenson Way. Number 53 is located on the left hand side.

AMENITIES: Bourne benefits from many local and some national shops. There are plenty of restaurants and bars and regular bus links to both Peterborough and Stamford. Bourne had excellent schools for both primary and senior students including Bourne Grammar and Bourne Academy. Overall it is a very friendly and safe market town.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

