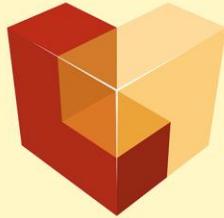


EST 1770



Longstaff^{com}
Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



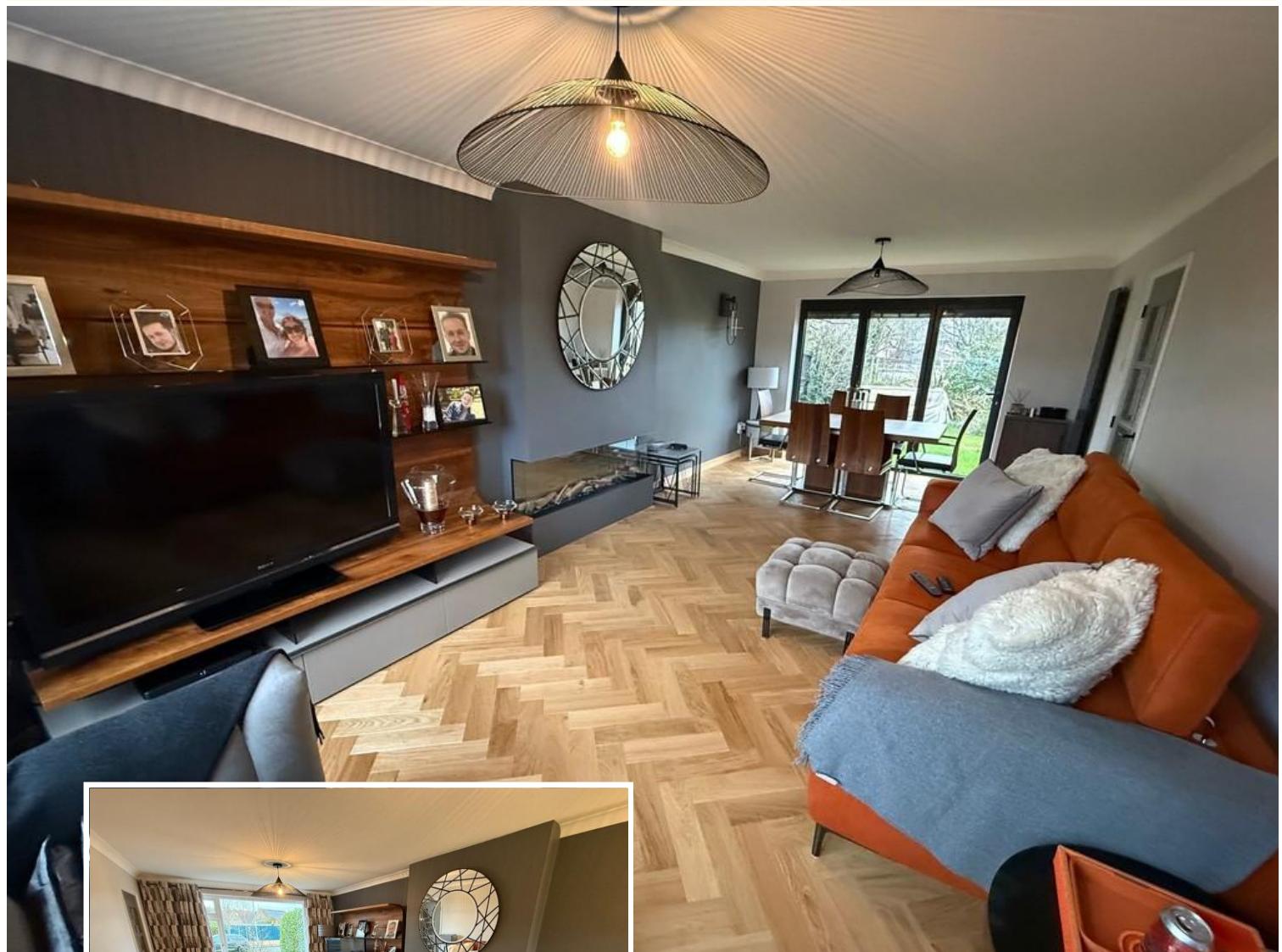
32 Poplar Crescent , Bourne , PE10 9SA

£450,000 Freehold

- Detached House
- Entrance Hall Way, Cloakroom
- Lounge/Diner
- Fabulous Kitchen
- Four Double Bedrooms

This detached family house has recently been renovated throughout to an exceptionally high specification. Not only does it offer spacious accommodation it also benefits from a large plot and is located in a popular residential location. Viewing is highly recommended at the earliest opportunity so as

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

AGENTS NOTE

This property is exceptionally presented and the current sellers have renovated the house throughout with high quality fixtures and fittings.

These include:

100% CRUCIAL TRADING wool carpets to the stairs, landing and all four bedrooms.

Replacement internal doors on the ground floor
New radiators to Ground Floor.

This property is located in a very quiet residential location close to Boume woods. It is also close to excellent primary and senior schools..

GROUND FLOOR



Part glazed front door to Entrance Porch: Ceramic floor tiles, space for hanging coats, open to spacious Entrance Hallway: Radiator, under stairs storage space, stairs to first floor landing, ceramic floor tiles. Off the hallway is a large walk in storage cupboard with a radiator.

LOUNGE/DINER

11' 4" x 23' 10" (3.45m x 7.26m) An impressive living space: Herring bone pattern oak flooring, two radiators, inset living flame remote control electric fire, brand new aluminium bi-fold doors opening to rear garden.

KITCHEN

15' 5" x 11' 4" (4.7m x 3.45m) A wow factor brand new fitted Kitchen. Fitted wall mounted and floor standing cupboards including a tall larder style cupboard with pull out drawers, to opposite wall large pantry style cupboard with fitted wine rack, eye level NEFF double electric oven with sliding doors, pull out drawers under, five ring gas hob with extractor canopy over and further deep pan drawers under, complementary QUARTZ fitted worktop, inset sink and moulded draining board with drinking water filter tap, integrated dishwasher, space for American style fridge/freezer, ceramic floor tiles, radiator, brand new aluminium glazed door to outside and brand new aluminium window overlooking the rear garden.

UTILITY/SHOWER ROOM

6' 9" x 8' 6" (2.06m x 2.59m) Corner shower cubicle with curved glass door, complimentary splash back tiling, low level WC with concealed flush, fitted worktop with inset stainless steel sink and drainer with mixer tap, chrome heated ladder towel rail, fitted wall mounted cupboards, space and plumbing under worktop for automatic washing machine and tumble dryer, extractor fan, inset ceiling spot lights.

FIRST FLOOR

LANDING

Access to roof storage space which is part boarded, wall mounted digital heating controller to control under floor bathroom heating.

BEDROOM 1

12' 2" x 12' 4" (3.71m x 3.76m) Built in bedroom furniture including wardrobe, chest of drawers and matching wall mounted cupboards, radiator, window to front.

BEDROOM 2

11' 7" x 13' 4" (3.53m x 4.06m) Over bed storage cupboards, built in storage cupboard, radiator, window to front.

BEDROOM 3

11' 7" x 8' 9" (3.53m x 2.67m) Radiator, window to rear.

BEDROOM 4

8' 0" x 10' 1" (2.44m x 3.07m) Radiator, window to rear.

BATHROOM

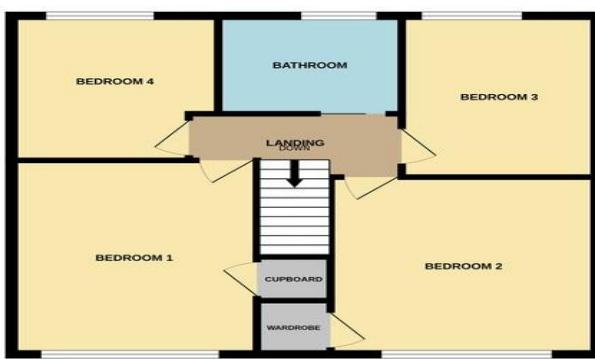
9' 8" x 5' 11" (2.95m x 1.8m) Double width walk in shower with glass screen, umbrella style shower head and additional mixer shower attachment, fully tiled walls, ceramic floor tiles, white heated ladder towel rail, large wash hand basin with waterfall tap and vanity cupboard under, low level WC with concealed flush, free standing modern bath, inset ceiling spotlights, under floor heating.

EXTERNALLY



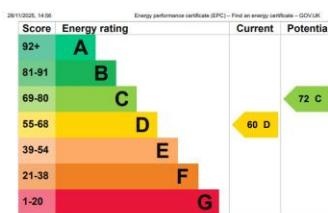


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2002



TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND D

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: 17529

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