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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



9 Cawthorpe, Bourne, PE10 0AB

£330,000 Freehold

- Individual Semi Detached Cottage
- Exceptionally Well Presented
- Two Reception Rooms
- Kitchen

SIMPLY STUNNING.

This three bed cottage is located in a sought after location and has been renovated throughout to an exceptionally high standard. Offering spacious accommodation over three floors, viewing is highly

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Front door opening to Lounge.

LOUNGE

11' 6" x 13' 5" (3.51m x 4.09m) Open fire place with log burning stove, wooden mantle and surround, paved heath, TV point, two radiators, three wall light points, door opening to stairs.

DINING ROOM

8' 8" x 8' 11" (2.64m x 2.72m) Recessed feature fire place with recess to each side, under stairs storage cupboard, boiler cupboard housing brand new oil fired central heating boiler, radiator.

KITCHEN



6' 6" x 11' 11" (1.98m x 3.63m) Fitted wall mounted and floor standing cupboards with complimentary wooden effect worktops and splash backs, three deep pan drawers, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, electric oven, attractive wooden panelling to half walls, space and plumbing under worktop for automatic washing machine, space for fridge, small breakfast bar with space under for high stools, timber barn style door opening to side of cottage.

FIRST FLOOR SPLIT LEVEL LANDING

Deep storage cupboard. Stairs to second floor.



BEDROOM 1

11' 5" x 11' 7" (3.48m x 3.53m) Built in wardrobes to one wall, further built in storage cupboard, inset ceiling spot lights, radiator, window to front.

BEDROOM 2

8' 11" x 8' 8" (2.72m x 2.64m) One wall light point, radiator, window to rear.

BATHROOM

6' 3" x 11' 8" (1.91m x 3.56m) Panelled bath, low level WC with concealed flush, wash hand basin with vanity units under, wall mounted storage cupboards, fully tiled walls, ceramic floor tiles, double width shower cubicle with glass doors, white heated ladder towel rail, radiator, inset ceiling spot lights, extractor fan, access to roof storage space.



BEDROOM 3

13' 3" x 10' 4" (4.04m x 3.15m) Exposed wooden floor boards, inset ceiling spot lights, radiator, access to roof storage space, access to eave storage space, window to side.

EXTERNALLY

The front of this cottage benefits from twin opening farm type gates and also a matching pedestrian gate. There is an area of lawn and paving leading to the rear. The remainder of the front garden is laid to gravel with off road parking for a couple of cars. There is also a timber pergola and seating area. The garden continues to the side and the rear. The rear garden is laid to paving for easy maintenance. Included in the rear garden is a brick built outhouse which has the benefit of power.



DIRECTIONS

From Longstaff office turn left into North Street and continue into North Road. Continue heading out of Bourne on the A15, turn left into the hamlet of Cawthorpe. Number 9 is located on the left hand side.

AMENITIES.

Cawthorpe is an extremely popular and sought after hamlet located just a mile from Bourne. Bourne itself benefits from many national and local shops and excellent schools including Bourne Grammar and Bourne Academy. There are regular bus links to both Stamford and Peterborough.



TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND B

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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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

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CONTACT

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