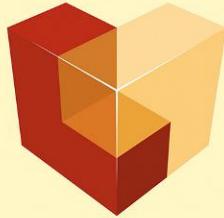


EST 1770



Longstaff
.com
Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



10 Wisteria Way, Bourne, Lincolnshire PE10 9SY

£475,000 Freehold

- Detached Parker Built House
- Spacious Accommodation
- Two Reception Rooms
- Five Double Bedrooms
- Three Bathrooms

A unique and exciting opportunity has arisen to purchase this spacious five bed Parker built detached house located on a good size corner plot tucked away in a cul de sac. There is spacious accommodation including five double bedrooms, three bathrooms and two reception rooms. Viewing is highly recommended to appreciate everything this house has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

uPVC part glazed front door to Entrance Hallway: Tiled flooring, radiator, dado rail, three wall light points, under stairs storage cupboard, further cloak cupboard, stairs to first floor.

CLOAKROOM

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, tiled flooring, radiator.



DINING ROOM

11' 9" x 11' 8" (3.58m x 3.56m) Dado rail, radiator, French Doors opening to rear.



BREAKFAST/KITCHEN

15' 0" x 11' 2" (4.57m x 3.4m) Fitted wall mounted and floor standing cupboards with complimentary worktops and splash backs, inset stainless steel sink with mixer tap, complimentary splash back tiling, free standing cooker with gas hob and double electric oven, chrome extractor canopy over, dado rail, space and plumbing under work top for dishwasher, radiator, ceramic floor tiles.



UTILITY ROOM

8' 1" x 8' 1" (2.46m x 2.46m) Fitted floor standing cupboards with complimentary worktops and splash backs, inset stainless steel sink with mixer tap, wall mounted gas central heating boiler, space and plumbing for automatic washing machine, space for tumble dryer, space for fridge/freezer, deep built in storage cupboard, radiator, part glazed uPVC door to outside, tiled flooring.



FIRST FLOOR



LANDING

Dado rail, three wall light points. access to roof storage space.

BEDROOM 1

17' 8" x 13' 2" (5.38m x 4.01m) Fitted wardrobe, radiator, window to front and rear.



ENSUITE BATHROOM

11' 10" x 5' 7" (3.61m x 1.7m) Panelled bath with centre tap and shower attachment, pedestal wash hand basin, double width shower cubicle with umbrella style shower head and mixer shower attachment, low level WC, complimentary splash back tiling, vinyl flooring, inset ceiling spot lights, access to roof storage space.

BEDROOM 2

13' 10" x 11' 9" (4.22m x 3.58m) Radiator, window to rear.



ENSUITE SHOWER ROOM

8' 1" x 8' 2" (2.46m x 2.49m) Double width shower cubicle with glass sliding door, low level WC with concealed flush, pedestal wash hand basin with vanity cupboard, chrome heated ladder towel rail, ceramic floor tiles, complimentary splash back tiling, extractor fan, inset ceiling spot lights.

BEDROOM THREE

11' 10" x 11' 5" (3.61m x 3.48m) Radiator, window to rear.



BEDROOM 4

15' 1" x 8' 5" (4.6m x 2.57m) Radiator, bay window to front.

BEDROOM 5

10' 2" x 8' 2" (3.1m x 2.49m) Radiator, window to front.



FAMILY BATHROOM

8' 9" x 8' 2" (2.67m x 2.49m) Panelled bath with mixer shower attachment, corner shower cubicle with curved glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, chrome heated ladder towel rail, inset ceiling spot lights, extractor fan.

EXTERNALLY

GARDEN

The front of this house benefits from a large gravelled driveway which provides off road parking for several cars and leads to a double garage. The rear garden is a lovely feature of this property it faces South and has a good size lawn and a large composite decking and seating area. Included in the sale is a storage shed.

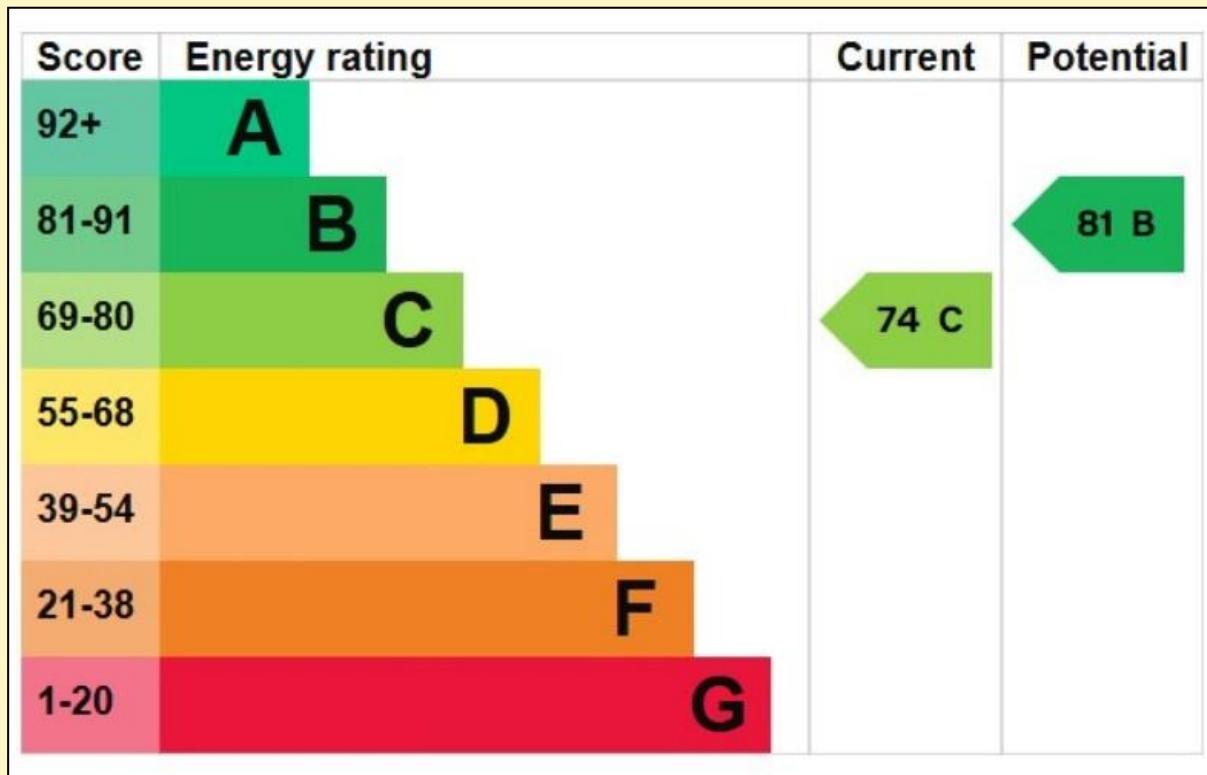
DOUBLE GARAGE

Electric roller door, power and light connected, pedestrian door at rear.









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 All Mains

COUNCIL TAX BAND E

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: 17580

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

T: 01778 420406

E: bourne@longstaff.com

www.longstaff.com

