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# Longstaff & Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://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

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





## 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.

### **LOUNGE**

23' 5" x 13' 4" (7.14m x 4.06m) A lovely size lounge in a L-Shape, vertical radiator, recessed log burner, TV point, telephone point, French Doors opening to garden.



### **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 5 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.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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**

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**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.

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