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Longstaff.com INC. Eckfords

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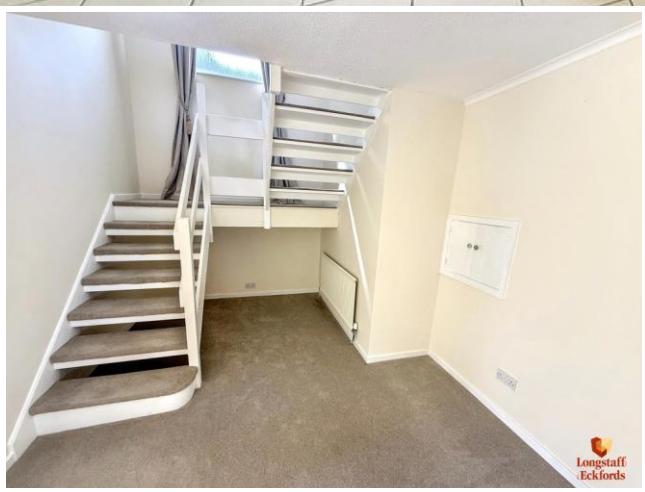
10 Broadlands Avenue, Bourne, Lincolnshire, PE10 9BG

£340,000 Freehold

- Detached Family House
- Popular Residential Location
- Lounge & Dining Room
- Modern Kitchen
- Four Bedrooms

This detached family house is located in a popular residential location on the North side of Bourne. It offers spacious accommodation including four double bedrooms and two reception rooms. Being sold with no onward chain viewing is highly recommended to appreciate everything it has to offer.







ACCOMMODATION
uPVC part glazed front door and glazed side panel to Entrance hallway: Ceramic floor tiles, radiator.

CLOAKROOM
Low level WC, wall mounted wash hand basin, ceramic floor tiles.

KITCHEN
10' 7" x 11' 10 MAX " (3.23m x 3.61m) Fitted wall mounted and floor standing wall mounted cupboards including three deep pan drawers and a tall pantry style cupboard, inset one and a quarter polycarbonate sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine, integrated slim line dishwasher, four ring gas hob with extractor canopy over, double electric oven, ceramic floor tiles, radiator.











DINING ROOM
15' 6" x 10' 0" (4.72m x 3.05m) Stairs to first floor, under stairs storage space, radiator, open through to Lounge.

LOUNGE
11' 8" x 15' 6" (3.56m x 4.72m) Two radiators, chimney breast, brick surround with wooden mantle over, patio doors to outside, TV point.

FIRST FLOOR LANDING
Access to roof storage space, airing cupboard housing hot water tank and shelving.

BEDROOM 1
11' 11" x 9' 2" (3.63m x 2.79m) Radiator, window to front. Door to Dressing Room/Study.

DRESSING ROOM/STUDY
16' 2" x 5' 2" (4.93m x 1.57m) Velux window.

ENSUITE SHOWER ROOM
Enclosed shower cubicle, pedestal wash hand basin, low level WC radiator.

BEDROOM 2
9' 11" x 11' 8" (3.02m x 3.56m) Radiator, window to rear.

BEDROOM 3
8' 7" x 9' 3" (2.62m x 2.82m) Radiator, window to front.

BEDROOM 4
12' 2" x 6' 10" (3.71m x 2.08m) Centre ceiling light and fan, radiator, window to front.

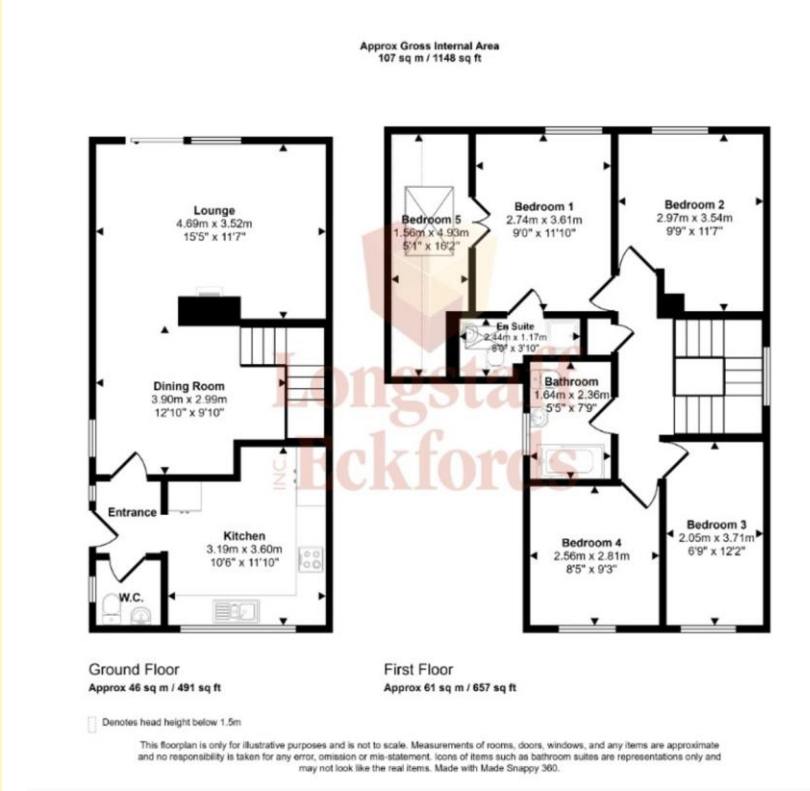
BATHROOM
Panelled bath with mixer shower attachment, glass screen, pedestal wash hand basin, low level WC, complimentary splash back tiling, vinyl flooring, radiator.

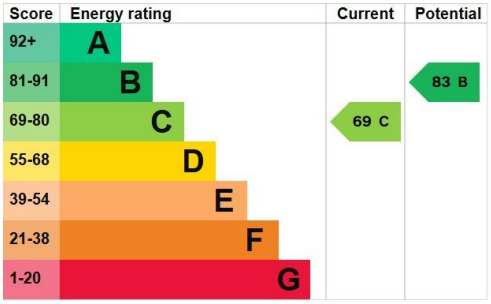
EXTERNALLY
The front of this property is open plan and mostly laid to block paving and gravel for easy maintenance. A driveway to one side provides off road parking for several cars and leads to a carport and single garage.
The rear garden is work in progress and is laid to lawn with mature shrub borders.

SINGLE GARAGE
8' 5" x 16' 10" (2.57m x 5.13m) Wall mounted BAXI gas central heating boiler, part glazed pedestrian door to rear.

DIRECTIONS
From Eckfords and Longstaff office turn left into North Street and continue into North Road. Turn left into Stanley Street and then second right into Broadlands Avenue. Number 10 is located on the right hand side.

AMENITIES
Bourne is a busy market town with several national supermarkets and many local shops, restaurants and bars. There are excellent primary and senior schools including Bourne Grammar and Bourne Academy. From Bourne there are regular bus links to Peterborough and Stamford and from Peterborough direct train links to London Kings Cross.





TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND

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: S-3457139
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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CONTACT

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