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Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



11 The Croft, Bourne , PE10 9GX

£179,500 Freehold

- Mid Terraced Bungalow
- Entrance Hallway, Wet Room
- Modern Kitchen
- Lounge/Diner
- Double Bedroom

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR - ACCOMMODATION

Front door to Entrance Hallway, Wooden flooring, radiator, wall mounted thermostat heating control, lifeline telephone, deep built in storage cupboard, radiator, large built in boiler cupboard with light.

KITCHEN

8' 8" x 10' 3" (2.64m x 3.12m) Fitted wall mounted and floor standing cream fronted kitchen cupboards, complimentary wooden effect worktops and splash backs, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, four ring gas hob with glass splash back, chrome extractor canopy over, eye level electric oven, integrated fridge and freezer, space and plumbing for automatic washing machine, window to front, radiator, vinyl flooring.

LOUNGE/DINER

10' 2" x 16' 5" (3.1m x 5m) TVV point, telephone point,



radiator, French Doors to outside.

BEDROOM 1

13' 3 into bay" x 9' 5" (4.04m x 2.87m) Built in wardrobe, bay window over looking rear garden, TV point.

WET ROOM

5' 8" x 7' 5" (1.73m x 2.26m) Glass showers creen, shower over, low level WC with concealed flush, pedestal wash hand basin, radiator, non slip flooring, fully tiled walls, electric shaver point, extractor fan.

EXTERNALLY

All properties on The Croft benefit from well kept communal gardens with several different seating areas. There are also several communal car parks with ample parking for residents and guests.

Located throughout the development are communal bin areas with large bins for all residents to use.

AGENTS NOTE

This purpose built bungalow is for residents over the age of 55. It has a long remaining lease of approximately 116 years. All residents on The Croft benefit from communal well kept gardens and use of the Manor House including free laundrette facilities.

The monthly service charge includes:

External window cleaning, external repairs a yearly boiler check and buildings insurance. Please be advised that the scheme at The Croft is designed for independent retirement living and no care or assistance is provided by The Longhurst Group.

The service charges as of April 2026 are:



TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND A

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: 17791

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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