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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



14 The Croft, Bourne, Lincolnshire, PE10 9GX

£185,000 Leasehold

- Communal Gardens & Car Parks
- Double Bedroom
- Immaculately Presented Throughout
- Kitchen

The Croft is a purpose built development for the over 55's to enjoy independent living. There are many additional facilities on The Croft including use of the Manor House and a residents free laundry. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Part glazed front door to Entrance Hallway: Laminate flooring, radiator, access to roof storage space, life line telephone, large walk in storage cupboard housing gas central heating boiler and light, second storage cupboard with shelving, wall mounted digital heating control.

Kitchen

8' 7" x 10' 2" (2.62m x 3.10m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary wooden effect fitted worktops and splash backs, three deep pan drawers, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring induction hob with extractor canopy over, eye level electric oven, integrated fridge and freezer, space and plumbing under worktop for automatic washing machine, radiator, vinyl flooring.

Shower Room



5' 8" x 7' 5" (1.73m x 2.26m) Corner shower cubicle with curved glass door, low level WC with concealed flush, wash hand basin with vanity cupboard, splash back tiling, vinyl flooring, radiator, extractor fan.

Lounge/Diner

10' 2" x 16' 5" (3.10m x 5.00m) TV point, telephone point, radiator, French Doors opening to communal gardens.

Bedroom 1

9' 4" x 13' 3" into box bay window (2.84m x 4.04m) Built in double wardrobe to one wall, radiator, window to rear.

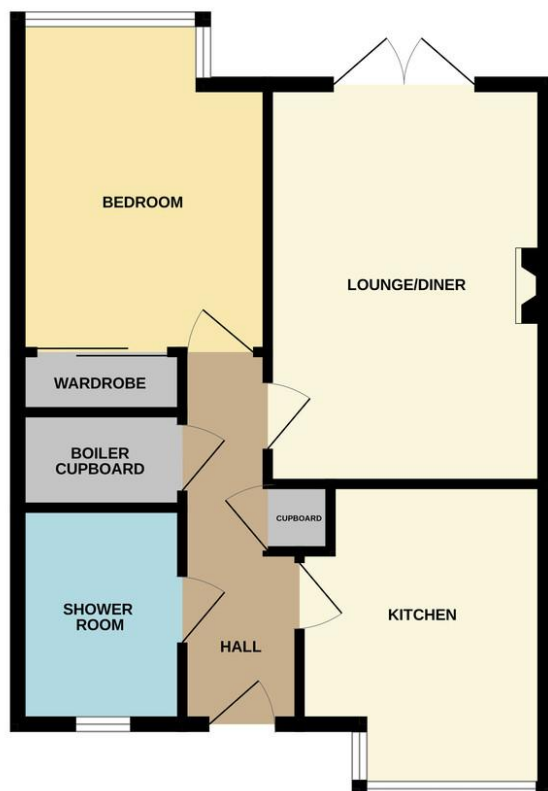
Garden

All properties on The Croft benefit from lovely well kept communal gardens and a lovely seating areas where residents and their guests can sit and relax and enjoy the gardens. There are several communal car parks throughout the development and plenty of parking spaces. At the rear of 14 there is a large paved patio, lawn and well stocked shrub and flower borders.

Agents Note

This bungalow is being offered for sale with a long remaining lease of approximately 110 years. The current ground rent and maintenance charges are £226.73 paid on a monthly basis to AMPLUS. This fee includes upkeep of communal areas. Use of The Manor House including laundry room, residents lounge and library and the visitors guest suite. (There is a small charge for guests to use the guest suite) This fee also includes buildings insurance, exterior window cleaning and an annual boiler check.

GROUND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TENURE Leasehold

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-3738519

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