

EST 1770



**Longstaff**.COM  
INC. **Eckfords**

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



**36 The Croft , Bourne, PE10 9GX**

**£205,000 Leasehold**

- Semi Detached Bungalow
- Residential Development for Over 55's
- Lounge, Modern Kitchen
- Ground Floor Shower Room

This purpose built two-bedroom, two-bathroom chalet bungalow is located on the popular Croft development for the Over 55's.

SPALDING 01775 766766 BOURNE 01778 420406



**GROUND FLOOR**

**ACCOMMODATION**

Part glazed front door to Entrance Hallway: Radiator, stairs to first floor, wooden effect vinyl flooring, life line telephone, built in storage cupboard.

**SHOWER ROOM**

Double width shower cubicle with glass door, low level WC with concealed flush, pedestal wash hand basin, wooden effect vinyl flooring, splash back tiling, radiator, extractor fan.

**KITCHEN**

8' 9" x 10' 3" (2.67m x 3.12m) Fitted wall mounted and floor standing cream cupboards including three deep pan drawers, complimentary dark fitted worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic



washing machine, four ring gas hob with extractor fan over, eye level electric oven, integrated fridge and freezer, wooden effect vinyl flooring, radiator.

#### LOUNGE

10' 1" x 16' 4" (3.07m x 4.98m) TV point, telephone point, two radiators, French doors with fitted blinds opening to outside communal gardens.

#### BEDROOM 2/DINING ROOM

9' 4" x 12' 2" (2.84m x 3.71m) Box bay window, deep storage cupboard, radiator, and coaxial TV socket point.

#### FIRST FLOOR LANDING

Radiator.

#### BEDROOM 1

15' 8 MAX " x 21' 5 MAX " (4.78m x 6.53m) Deep walk-in cupboard housing gas central heating boiler, two radiators, built in wardrobe, TV point, telephone point.

#### ENSUITE BATHROOM

9' 4" x 8' 3" (2.84m x 2.51m) Panelled bath with mixer shower attachment and also wall mounted shower, glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, extractor fan.

#### EXTERNALLY

All properties on The Croft benefit from well kept communal gardens with large areas of lawn and a attractive shrub borders. There are several seating areas for residents to sit and relax. There are several car parks on The Croft with ample parking for residents and guests.

The property benefits from a access to both a lawn and a patio area to the front aspect, alongside a convenient external electric socket, adjacent to the front door.

#### AGENTS NOTE

This purpose built chalet bungalow is located on the popular Croft development for the over 55's. It has a long remaining lease of approximately 117 years. All residents on The Croft benefit from well-kept communal gardens and use of The Manor House and free launderette facilities.

The monthly service charges include: External window cleaning and 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 June 2026 are approximately £240 per month.

#### DIRECTIONS

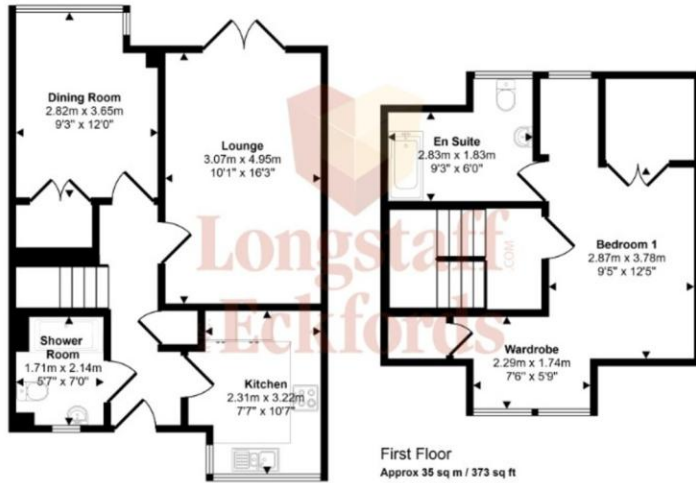
From Eckfords and Longstaff office turn left onto North Street and continue into North Road. After approximately half a mile turn Right onto The Croft. Drive along the Avenue and at the top of the road veer to the Right. Number 36 is located a short way from the communal car park on the Right-hand side.

#### AMENITIES

Bourne benefits from national supermarkets, local shops and many restaurants and bars.

There are regular bus links to both Peterborough and Stamford. Bourne has a leisure centre and pool and there are many local clubs for buyers to consider joining.

Approx Gross Internal Area  
83 sq m / 892 sq ft



**Ground Floor**  
Approx 48 sq m / 519 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Leasehold

**SERVICES** TBC

**COUNCIL TAX BAND** B

**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 dients 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 dient(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: 17922**

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**

