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Longstaff^{.COM} INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



34 Burghley Street, Bourne, Lincolnshire, PE10 9NS

£165,000 Freehold

- Kitchen/Diner
- Large Lounge/Diner
- Large Rear Garden
- No Onward Chain
- Semi Detached House

This semi detached house offers spacious accommodation including a large lounge/diner and also a good size kitchen. There are three bedrooms and two shower rooms as well as a large rear garden. Located in an enviable town centre location and being sold with no onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



Ground Floor

Front door opening to Entrance Hallway: Stairs to first floor.

Lounge/Diner

20' 3" x 17' 1" (6.17m x 5.21m) A very spacious room which was originally two separate rooms, three radiators, attractive fire place with timer surround, tiled back plate and polished stone hearth (Please note the fireplace has been sealed but could be opened up) TV point, under stairs storage cupboard.



Kitchen/Diner

10' 2" x 15' 1" (3.10m x 4.60m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer tap, space for slim line cooker, space for fridge/freezer, wall mounted gas central heating boiler, vinyl flooring, radiator, part glazed door to outside.



Bathroom

5' 11" x 8' 4" (1.80m x 2.54m) Double width shower cubicle, complimentary splash back tiling, pedestal wash hand basin, low level WC with concealed flush, chrome heated ladder towel rail, wooden effect vinyl flooring, recess space with space and plumbing for automatic washing machine.

Utility Room

5' 11" x 5' 10" (1.80m x 1.78m) Radiator, wooden effect vinyl flooring.



Bedroom 1

14' 0" x 9' 5" (4.27m x 2.87m) Laminate flooring, radiator, window to front.

Bedroom 2

7' 11" x 7' 6" (2.41m x 2.29m) Radiator, window to rear.

Bedroom 3

5' 0" x 8' 10" (1.52m x 2.69m) Radiator, window to front.



Shower Room

Corner shower cubicle with curved glass door, wash hand basin with vanity cupboard under, low level WC with concealed flush, chrome heated ladder towel rail, splash back tiling, wooden effect vinyl flooring, extractor fan.

Garden

The front of this property is open plan and benefits from a dropped kerb to provide two off road parking spaces. Access to the rear garden is via a side gate. The rear garden is an absolutely feature of this property. It has a paved pathway leading to the rear of the garden and gravelled areas for low maintenance. There are attractive flower and shrub borders. Included in the sale are three timber sheds and some water butts. Overall the garden is a haven to sit and relax in.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

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

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Ref: S-3788504

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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