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

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



**11 George Street, Bourne, Lincolnshire PE10 9HE**

**Guide Price: £175,000 Freehold**

- Semi Detached House
- Three Bedrooms
- Large Kitchen/Diner
- Very Large Garden
- Great Potential

**THREE BED SEMI DETACHED HOUSE.**

This property is located close to local schools and amenities. It offers spacious accommodation including three bedrooms and a very large rear garden. It would benefit from some improvements and viewing is highly recommended to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



#### **GROUND FLOOR**

##### **ACCOMMODATION**

uPVC door to Entrance Hallway: Radiator, stairs to first floor.

##### **LOUNGE**

13' 3" x 9' 6" (4.04m x 2.9m) TV point, radiator, window to front.

##### **KITCHEN/DINER**

16' 4" x 10' 11" (4.98m x 3.33m) Fitted wall mounted and floor standing cupboards, fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer tap, four ring gas hob with extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine, space for fridge, to opposite side of kitchen further spaces for fridge and freezers, tiled flooring, recess to each side of chimney breast one side has a fitted cupboard.



#### **INNER HALLWAY**

Part glazed uPVC door to outside.

#### **BATHROOM**

7' 10" x 5' 10" (2.39m x 1.78m) Panelled bath, wall mounted wash hand basin, low level WC, radiator.

#### **FIRST FLOOR**

##### **BEDROOM 1**

12' 1" x 9' 8" (3.68m x 2.95m) Deep storage cupboard, TV point, radiator, window to front.

##### **BEDROOM 2**

11' 1" x 7' 11" (3.38m x 2.41m) TV point, radiator, window to rear.

##### **BEDROOM 3**

7' 10" x 8' 3" (2.39m x 2.51m) TV point, radiator, window to rear.



#### **EXTERNALLY**

The front garden benefits from a neat lawn with attractive shrub borders. A pathway leads to the front door and continues to the side gate which gains access to the fully enclosed rear garden.

The rear garden really is a lovely feature of this property and offers a large degree of privacy. There are two garden storage sheds, a paved patio and raised vegetable bed. The garden is mostly laid to a very long lawn. Viewing is essential to appreciate the size of this fantastic garden.

#### **DIRECTIONS.**

From Eckfords and Longstaff office turn left. At the mini roundabout turn right into Harrington Street and then first right into Recreation Road. Turn right again into George Street number 11 is located on the left hand side.

#### **AMENITIES.**

Bourne benefits from both national and local shops along with a good variety of bars and restaurants. There are excellent schools for both primary and senior students including Bourne Academy and Bourne Grammar. From Bourne there are regular bus links to both Peterborough and Stamford.



# EPC AND FLOOR PLAN TO FOLLOW

**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND** C

**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: 17843**

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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## THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist

