

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



24 Kesteven Way , Bourne, PE10 9AH

£225,000 Freehold

- Semi Detached House
- Lounge
- Kitchen/Diner
- Three Bedrooms
- Bathroom

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

uPVC part glazed door to Entrance Hallway: Part glazed timber door to Lounge.

LOUNGE

17' 7 MAX " x 12' 4" (5.36m x 3.76m) TV point, radiator, stairs to first floor.

KITCHEN/DINER

14' 0" x 12' 4" (4.27m x 3.76m) Fitted floor standing and wall mounted cupboards with complimentary worktops and splash back tiling, four ring gas hob, extractor canopy over, eye level electric oven, space and plumbing under worktop for automatic washing machine and tumble dryer, space for fridge/freezer, wall mounted gas central heating boiler, radiator, laminate flooring, part glazed uPVC door to rear.



FIRST FLOOR LANDING

Radiator.

BEDROOM 1

10' 3" x 10' 9" (3.12m x 3.28m) Radiator, window to rear.

BEDROOM 2

9' 6" x 12' 5" (2.9m x 3.78m) Radiator, window to front.

BEDROOM 3

9' 1" x 5' 8" (2.77m x 1.73m) Built in storage cupboard, access to roof storage space, radiator, window to side.

BATHROOM

Panelled bath with mixer shower attachment, separate shower cubicle, low level WC, wall mounted wash hand basin, complimentary splash back tiling, vinyl flooring, extractor fan, inset ceiling spot lights, white heated ladder towel rail.

EXTERNALLY

The front of this property is open plan and benefits from off road parking leading to a single garage. The remainder of the front garden is laid to lawn and benefits from several mature shrubs.

The rear garden is laid to gravel and paving for easy maintenance. There is a circular feature patio and a single garage.

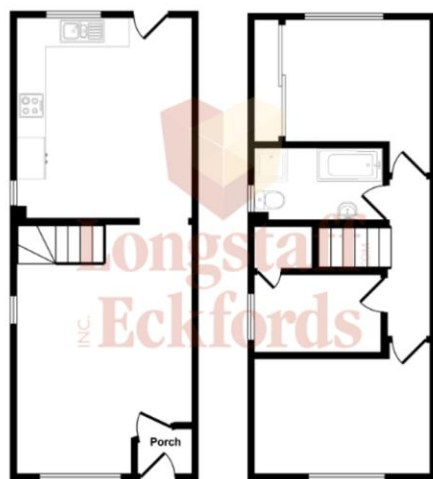
DIRECTIONS

From Eckfords and Longstaff office turn right. At the traffic lights turn right and proceed into West Street. Turn right into Kesteven Way number 24 is located on the right hand side.

What3Words:/// dices.endearing.original



Approx Gross Internal Area
71 sq m / 766 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 35 sq m / 382 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		85 B
69-80	C		
55-68	D	60 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: 18176

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