

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



53 Godiva Crescent , Bourne , PE10 9QU

£270,000 Freehold

- Detached & Extended Bungalow
- Entrance Hallway
- Modern Kitchen
- Lounge/Diner
- Three Bedrooms

Detached and extended bungalow located in a popular residential location.

This bungalow is surprisingly spacious and benefits, three bedrooms, two reception rooms, a kitchen and a very large utility room. Being sold with no onward chain viewing is highly recommended at the earliest

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

Part glazed uPVC door to Entrance hallway: Laminate flooring, airing cupboard housing gas central heating boiler, radiator, access to roof storage space.

KITCHEN

10' 8" x 8' 11" (3.25m x 2.72m) Fitted wall mounted and floor standing light wood effect cupboards including a tall larder style cupboard and four drawers, complimentary fitted worktops and splash back tiling. Inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring gas hob with extractor canopy over, double electric oven, space and plumbing for automatic washing machine, space for fridge, ceramic floor tiles, window to front and rear.

LOUNGE



16' 4" x 9' 11" (4.98m x 3.02m) Timber fire surround with polished stone back plate and hearth, coal effect electric fire, TV point, telephone point, window to front.

BEDROOM 1

9' 11" x 12' 10" (3.02m x 3.91m) Built in wardrobe, radiator, telephone point, window to rear.

BEDROOM 2

9' 0" x 9' 9" (2.74m x 2.97m) Laminate flooring, radiator, sliding patio doors to Conservatory.

CONSERVATORY

7' 8" x 20' 7" (2.34m x 6.27m) Constructed uPVC lower panels with sealed units over, polycarbonate sloped roof, ceramic floor tiles, wall light point, radiator, door to outside.

INNER HALLWAY

Doors off to Bedroom 3 and Utility Room.

BEDROOM 3

8' 9" x 18' 4" (2.67m x 5.59m) Radiator, door to rear garden.

UTILITY ROOM

9' 7" x 9' 5" (2.92m x 2.87m) Fitted floor standing cupboards, complimentary worktop, inset stainless steel sink and drainer with mixer tap, space and plumbing for white goods, built in storage cupboard, vinyl flooring, radiator.

FAMILY BATHROOM

Panelled bath with MIRA shower over and glass folding screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, chrome heated ladder towel rail, extractor fan.

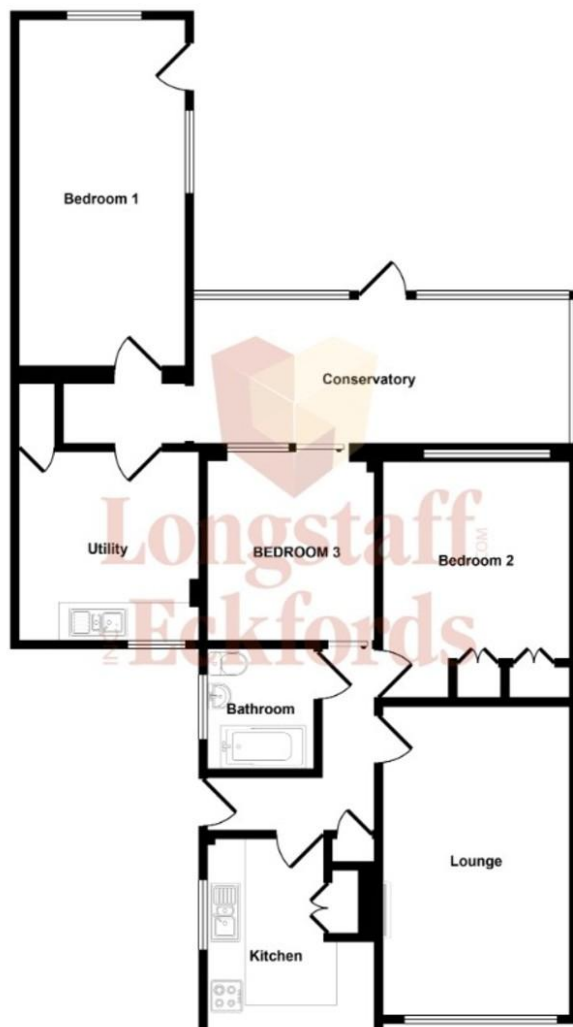
EXTERNALLY

The front of this property benefits from a paved driveway providing off road parking and leading to a single garage with an up and over garage door. The remainder of the front garden is laid to gravel for easy maintenance. A wrought iron gate opens to a small courtyard area ideal for bin storage.

The rear garden is fully enclosed. There is a paved patio with an attractive pergola and climbing plant. The remainder of the rear garden is laid to lawn with well stocked shrub borders. Included in the sale is a greenhouse and a timber garden shed.



Approx Gross Internal Area
96 sq m / 1038 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 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: 18083

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