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# Longstaff INC. Eckfords

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



79 Westwood Drive, Bourne, Lincolnshire, PE10 9PY

**£425,000 Freehold**

- Conservatory
- Detached Chalet
- Ensuite & Family Bathroom
- Four Double Bedrooms
- Kitchen

This chalet is located in an established area of Bourne close to local schools and amenities. It offers spacious accommodation coupled with the most lovely garden and viewing really is essential to appreciate everything it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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





#### **Accommodation**

uPVC part glazed front door and glazed side panel to Entrance Porch: Second part glazed timber door and side panel to Entrance Hallway: 7'5" x 20'3" Radiator, stairs to first floor.

#### **Kitchen**

12' 11" x 15' 1" (3.94m x 4.60m) Fitted wall mounted and floor standing light wood effect cupboards including a glass fronted display cupboard, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, eye level electric oven, four ring ceramic hob with extractor canopy over, space and plumbing under worktop for dishwasher and space for fridge, ceramic floor tiles, ceramic floor tiles, radiator, walk in pantry.





#### **Lounge/Diner**

18' 3" max x 24' 1" (5.56m x 7.34m) Three wall light points, wall mounted thermostatic heating control, two radiators, TV point, telephone point, sliding patio doors to outside, separate door to outside, electric fire, timber surround polished stone back plate and hearth.

#### **Conservatory**

7' 7" x 13' 2" (2.31m x 4.01m) Constructed dwarf brick walls with uPVC units over, sloped roof, ceramic floor tiles, two wall light points, built in storage cupboard, uPVC glazed door to rear.

#### **Landing**

6' 1" x 16' 2" (1.85m x 4.93m) A large light and airy space ideal for a study area.

#### **Bedroom 1**

11' 9" x 16' 4" (3.58m x 4.98m) Laminate flooring, telephone point, radiator, window to rear.

#### **Ensuite Shower**

Endosed shower cubide with glass door, low level WC, wash hand basin with vanity cupboard, fully tiled walls, chrome heated ladder towel rail, vinyl flooring, light over sink.

#### **Bedroom 2**

11' 3" max x 11' 10" (3.43m x 3.61m) Laminate flooring, built in wardrobes to one wall, pedestrian door to garage, radiator, window to front.

#### **Bedroom 3**

17' 2" x 13' 5" (5.23m x 4.09m) Built in wardrobes to one wall, access to eave storage space, radiator, window to side.

#### **Bedroom 4**

12' 4" x 13' 7" (3.76m x 4.14m) Built in wardrobes including matching dressing table, radiator, two windows to side and window to front.

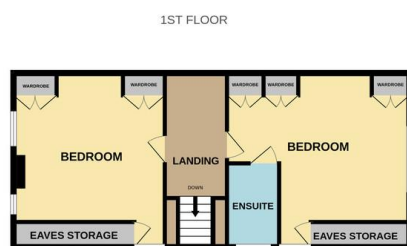
#### **Family Bathroom**

Panelled bath with shower over and mixer shower attachment, complimentary splash back tiling, glass screen, wash hand basin with vanity cupboard under, low level WC, chrome heated ladder towel rail, laminate flooring, extractor fan, built in storage cupboard.

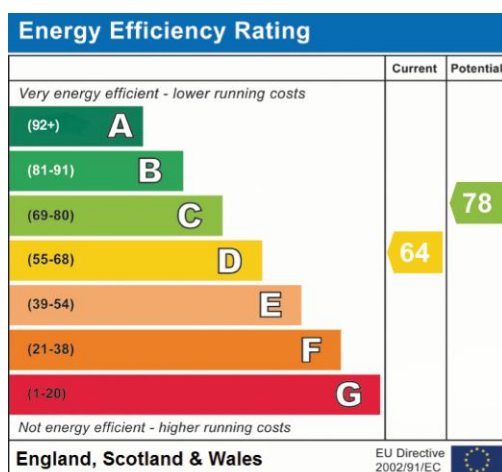
#### **Garden**

This property occupies a lovely size plot with mature gardens to both the front and rear. The front garden benefits from a block paved in and out driveway providing off road parking for several cars. There are raised beds filled with a wealth of mature shrubs and plants. A gate to one side of the house gains access to the private West facing rear garden. The rear garden benefits from a large paved patio. There is a timber pergola with climbing shrubs. The remainder of the rear garden is laid to a large well kept lawn with well stocked and attractive mature tree and shrub borders. This garden must be seen to appreciate how private it is and what it has to offer.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** E

#### 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-3125624

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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