

EST 1770



Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



28 Cedar Drive, Bourne, Lincolnshire, PE10 9SQ

£325,000 Freehold

- Beautiful Well Kept Gardens
- Detached Bungalow
- Envious Views at the Rear
- Kitchen/Diner
- Lounge

This beautifully presented detached bungalow is ideal for anyone wanting to downsize. Located in a desirable residential location this property should be viewed to appreciate everything that it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



Accommodation

Part glazed front door to Entrance hallway: Radiator, laminate flooring, access to roof storage space, deep storage cupboard, airing cupboard housing gas central heating boiler and shelving.

Lounge

15' 7" x 14' 4" (4.75m x 4.37m) Electric fire with timber surround, polished stone back plate and hearth, TV point, sliding patio doors to outside, radiator, telephone, laminate flooring.

Kitchen/Diner

8' 8" x 17' 7" (2.64m x 5.36m) Fitted wall mounted and floor standing cream fitted cupboards including glass fronted display cabinets, complimentary work tops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, double



electric oven, integrated washing machine, fridge and freezer, wooden effect vinyl flooring, radiator, TV point, French doors to outside.

Bedroom 1

11' 10" x 11' 3" (3.61m x 3.43m) Radiator, window to front.

Bedroom 2

11' 8" x 8' 9" (3.56m x 2.67m) Radiator, window to front.

Bedroom 3

8' 5" x 8' 8" (2.57m x 2.64m) Radiator, window to side.

Shower Room

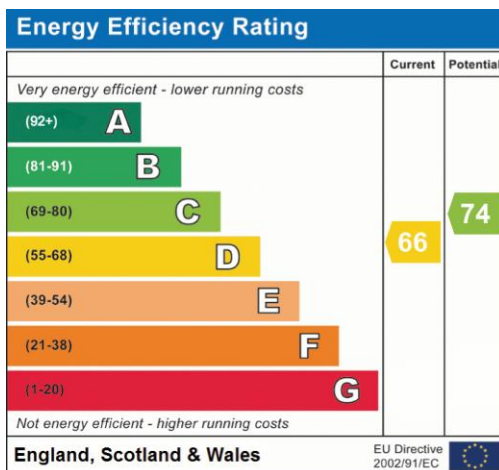
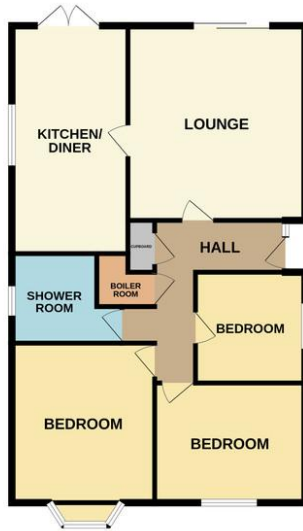
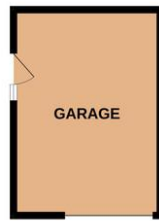
Corner shower cubicle with curved glass door, pedestal wash hand basin, low level WC with concealed flush, fully tiled walls, vinyl flooring, chrome heated ladder towel rail.

Gardens

The front of this bungalow is open plan. A long block paved driveway provides off road parking for several cars and leads to a detached single garage with an up and over door. The remainder of the front garden is laid to a neat shaped lawn. A gate gains access to the fully enclosed rear garden. The rear garden is an absolutely lovely feature of this bungalow. It has a block paved patio with the remainder laid to a neat shaped lawn with shrub and flower borders. At the rear of the bungalow there is another seating area to enjoy the enviable views overlooking open fields and countryside.



GROUND FLOOR



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

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S-3760980

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