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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



25 Edinburgh Crescent , Bourne, PE10 9DU

£250,000 Freehold

- Semi Detached House
- Three Reception Rooms
- Three Bedrooms
- Very Large Rear Garden
- Viewing Highly Recommended

SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL LOCATION.

This property offers great size family accommodation including three reception rooms and three bedrooms. Coupled with the size of the accommodation there is a

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Front door to Entrance Hallway: Stairs to first floor, laminate flooring, radiator.

LOUNGE

14' 8" x 10' 9" (4.47m x 3.28m) Bay window to front, laminate flooring, TV point, vertical radiator, recessed fire place with log burning stove, wooden mantle over, inset ceiling spot lights.

KITCHEN

10' 0" x 12' 3" (3.05m x 3.73m) Wall mounted and floor standing cream cupboards with complimentary wooden effect worktops and splash backs, inset round stainless steel sink and drainer with mixer tap, integrated dishwasher, space and plumbing under worktop for automatic washing machine,



space for range cooker, space and plumbing for large American style fridge/freezer, under stairs storage cupboard, laminate flooring, part glazed uPVC door to outside, open through to Family Room.

FAMILY ROOM

8' 6" x 10' 1" (2.59m x 3.07m) Laminate flooring, vertical radiator.

CONSERVATORY

11' 9" x 7' 1" (3.58m x 2.16m) Constructed dwarf brick walls with uPVC windows over, polycarbonate pitched roof, laminate flooring, French doors to outside.

FIRST FLOOR LANDING

Access to boarded roof storage space, built in storage cupboard.

BEDROOM 1

10' 6" x 11' 3" (3.2m x 3.43m) Bay window to front, TV point, radiator.

BEDROOM 2

10' 5" x 14' 8 max" (3.18m x 4.47m) Built in wardrobes, TV point, radiator, window to rear.

BEDROOM 3

7' 5" x 9' 6" (2.26m x 2.9m) Radiator, window to front.

BATHROOM

P-Shaped panelled bath with shower over and glass screen, wash hand basin with vanity drawers under, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, chrome heated ladder towel rail.

EXTERNALLY

The front of this property is open plan and laid to a attractive gravel which provides an ideal off road parking space.

The rear garden is an absolutely lovely feature of this property and offers a good degree of privacy. There is a small paved patio directly outside the house. The remainder is laid to a large lawn with mature tree and shrub borders. At the rear of the garden is a further paved patio seating area. Overall a lovely place to sit and relax in.



TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND

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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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		