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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



6 Waterside Close , Bourne , PE10 9BW

£280,000 Freehold

- Chalet Bungalow
- Large Lounge
- Ground Floor Bedroom
- Family Bathroom
- Kitchen

CHALET BUNGALOW IN POPULAR RESIDENTIAL LOCATION. BEING SOLD WITH NO ONWARD CHAIN. This property benefits from three bedrooms including a ground floor bedroom, a modern kitchen and a very large lounge & conservatory. Viewing is highly recommended to appreciate everything this property

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

uPVC part glazed front door and side panels to Entrance hallway: Vinyl flooring, stairs to first floor, radiator, two built in under stairs storage cupboards.

LOUNGE/DINER

23' 2" x 12' 6" (7.06m x 3.81m) Two wall lights, two radiators, log burner with limestone surround and paved hearth, TV point.

BEDROOM 3/STUDY

6' 4" x 8' 2" (1.93m x 2.49m) Laminated flooring, radiator, window to rear.

BATHROOM

8' 1" x 8' 0" (2.46m x 2.44m) Panelled bath with mixer shower attachment, wash hand basin with vanity unit under, enclosed shower cubicle with glass door, low level WC, fully



tiled walls, ceramic floor tiles, chrome heated ladder towel rail, inset ceiling spot lights.

KITCHEN

14' 4" x 7' 10" (4.37m x 2.39m) Fitted with a range of wall mounted and floor standing wooden cupboards including deep pan drawers, complimentary worktops and splash backs, inset one and quarter bowl stainless steel sink with mixer tap, wall mounted WORCESTER boiler concealed behind cupboard, integrated dishwasher, free standing range style cooker five ring gas hob and double electric oven and grill, integrated microwave oven, vinyl flooring, inset ceiling spot lights, radiator.

INNER HALLWAY

18' 6 max" x 4' 2" (5.64m x 1.27m) Floor standing cupboards to one wall with fitted worktop, uPVC stable type door opening to front, radiator.

CLOAKROOM

Low level WC, wall mounted wash hand basin, complimentary splash back tiling, ceramic floor tiles.

CONSERVATORY

24' 0" x 8' 8" (7.32m x 2.64m) Dwarf brick walls with uPVC units over, two radiators, four wall light points, polycarbonate sloped roof, to one end of Conservatory fitted worktop with space and plumbing under for automatic washing machine and tumble dryer, pedestrian door to garage, French door to outside.

FIRST FLOOR LANDING

Radiator, airing cupboard with shelving.

BEDROOM 1

13' 6" x 12' 6" (4.11m x 3.81m) Built in wardrobe, access to eave storage space, radiator, centre ceiling light and fan, window to front.

BEDROOM 2

10' 11" x 11' 3" (3.33m x 3.43m) Radiator with cover, built in wardrobe, access to roof storage space and also eave storage, window to rear.

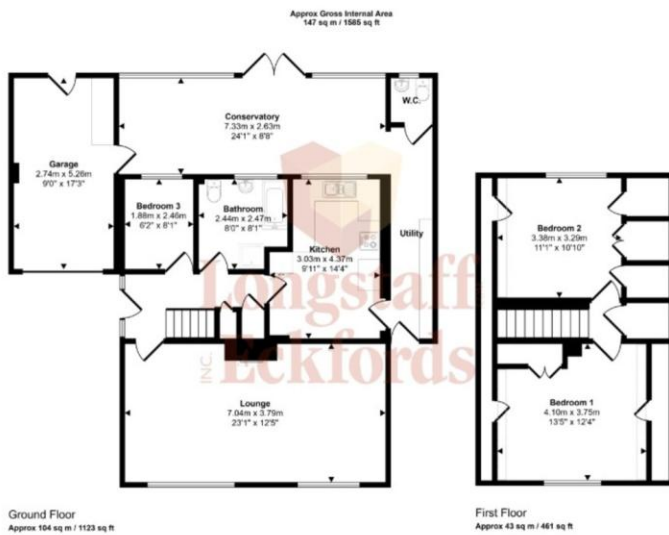
EXTERNALLY

The front of this property is open plan and mostly laid to lawn. A long driveway provides off road parking for several cars and leads to a single garage with an up and over garage door.

The rear garden is a lovely feature of the chalet and benefits from a good degree of privacy. There is a paved patio and pathway leading to a green house. The remainder of the garden is mostly laid to lawn with raised shrub borders at the side and rear. To the opposite side of the garden is a timber pergola.

AGENTS NOTE

Please note that this property benefits from 16 solar panels which feed into The National Grid and buyers will benefit from reduced energy bills.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Ref: 17919

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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CONTACT

