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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



The Birches, Braceborough, Stamford, Lincolnshire PE9 4NT

£680,000 Freehold

- Individual Chalet Bungalow
- Two Reception Rooms
- Kitchen, Utility Room
- Lounge/Diner
- Conservatory

This is a unique opportunity to purchase a stunning individual chalet bungalow situated on a large plot with the most amazing gardens and views to both the front and rear. Viewing really is essential to appreciate the size of accommodation and how exceptionally well presented this property is.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Twin opening part glazed doors opening to spacious Entrance Hallway: Two radiators, dado rail, wall mounted thermostatic heating control, storage cupboard, access to roof storage space, KARDENE flooring. Stairs to first floor loft conversion.



LOUNGE/DINER

11' 11" x 22' 05" (3.63m x 6.83m)

Two radiators, wall mounted electric fire, TV point, telephone point, inset ceiling spot lights, engineered turned wood flooring, window to front and side.



CONSERVATORY

10' 0" x 9' 10" (3.05m x 3m)

Constructed dwarf brick walls with uPVC units over, polycarbonate pitched roof, ceramic floor tiles, French door opening to rear.



KITCHEN

12' 4" x 10' 5" (3.76m x 3.18m)

Fitted wall mounted and floor standing cream fronted cupboards including deep pan drawers, complimentary wooden worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring induction hob with extractor canopy over, eye level electric oven, integrated dishwasher, integrated fridge and freezer, TV point, radiator, window to rear.



UTILITY ROOM

7' 2" x 5' 7" (2.18m x 1.7m)

Fitted floor sanding and wall mounted cupboards with complimentary wooden worktops and splash back tiling, inset stainless steel round sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine, space for tumble dryer, wall mounted oil fired central heating boiler, engineered turned wooden flooring, complimentary splash back tiling, part glazed door to rear.



BATHROOM

4' 11" x 11' 2" (1.5m x 3.4m)

Double width shower cubicle with glass screen, low level WC with concealed flush, bidet, large wash hand basin with vanity drawers under, radiator, fully tiles walls, vinyl flooring, inset ceiling spot lights, extractor fan.

BEDROOM 1

17' 1" x 9' 8" (5.21m x 2.95m)

Built in wardrobes and matching dressing table, radiator, window to rear.



ENSUITE BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m)

P-Shaped bath with MIRA shower over, curved glass screen, low level WC with concealed flush, large wash hand basin with vanity drawers under, fully tiled walls, chrome heated ladder towel rail, light tunnel, vinyl flooring.



BEDROOM 2

11' 9" x 11' 9" (3.58m x 3.58m)

Built in wardrobes and matching dressing table with further wall mounted matching cupboards to opposite wall, radiator, window to front.



BEDROOM 3/STUDY

8' 9" x 7' 10" (2.67m x 2.39m)

Radiator, telephone point, window to side.

GUEST BEDROOM

13' 6 MAX " x 10' 9 MAX " (4.11m x 3.28m)

Eave storage space, built in bedroom furniture including dressing table and chest of drawers, radiator, velux window to front, window to rear.



ENSUITE CLOAKROOM

Low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, chrome heated ladder towel rail, extractor fan.



EXTERNALLY

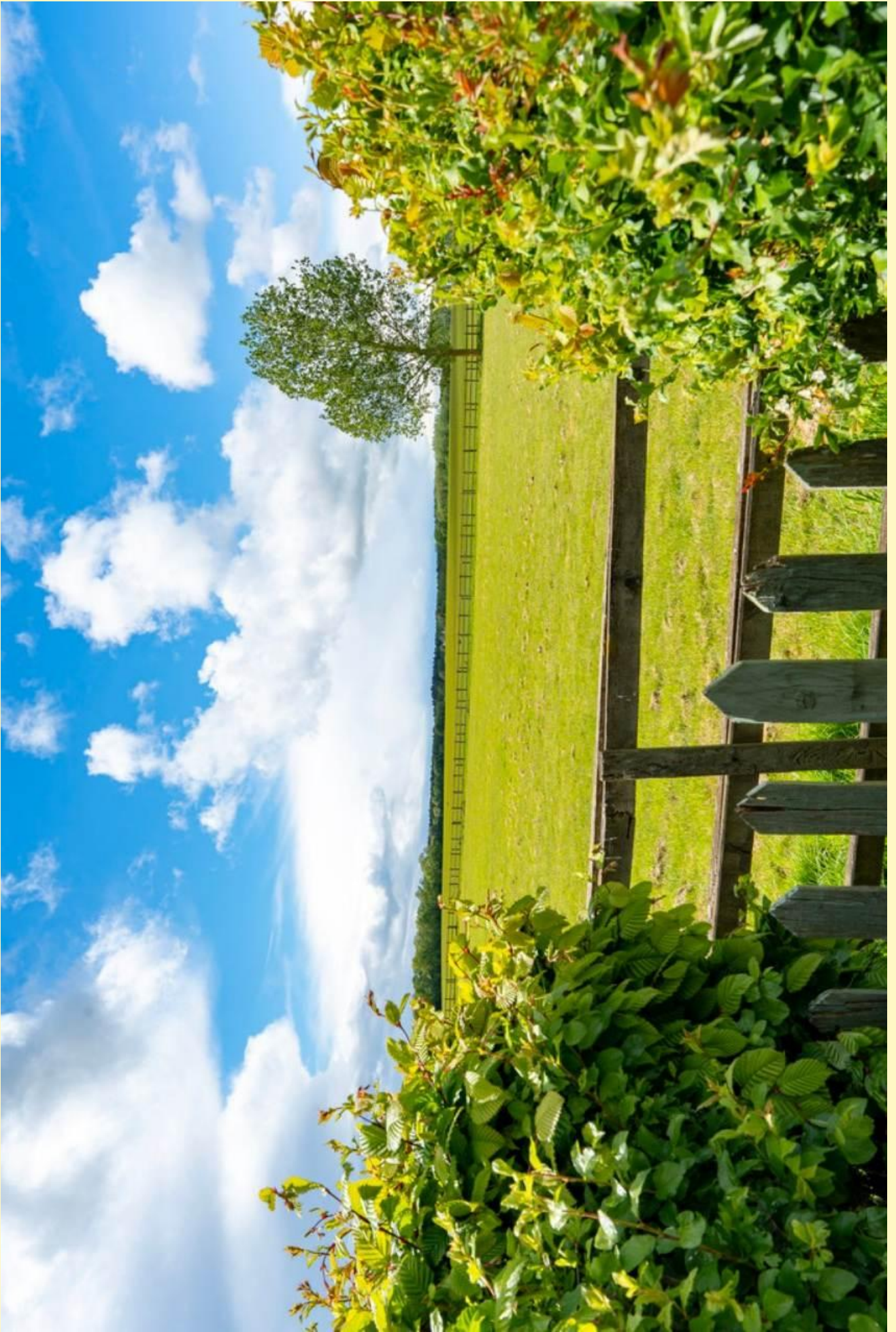
The front of this property benefits from amazing unspoilt views across open fields and countryside. The front garden is a tiered garden which is paved and gravelled with beautiful well stocked flower and shrub beds. A driveway to the side of the chalet provides off road parking for several cars and leads to a detached double garage and a further single garage and carport.



The rear garden is an absolutely lovely feature of this property with far reaching views across a paddock. The rear garden benefits from several patio seating areas. The remainder is split into many different sections including neat areas of lawn, paved pathways, raised beds with an abundance of the most lovely perennials and flowering plants and mature shrubs and trees. Overall this is a perfect haven to sit and relax in and should be viewed to appreciate everything it has to offer.









Whilst every effort has been made to ensure the accuracy of the fixtures completed here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Floorplan 12/02

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND D

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: 17896

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

T: 01778 420406
 E: boume@longstaff.com
 www.longstaff.com

