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6a Church Street, Bourne, Haconby, Lincolnshire, PE10 0UJ

£550,000 Freehold

- Detached 2 story office suite
- Detached Family House
- Detached single garage
- Family Bathroom & Ensuite Shower Room

This detached family house is located in the pretty village of Haconby just four miles North of Bourne. Bourne itself benefits from national and local shops and a selection of restaurants and bars. There are excellent primary and senior schools and a free school bus for children attending the local senior schools. From Bourne there are regular bus links to both Peterborough and Stamford. Overall a perfect location and a perfect family house.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Part glazed oak door to Entrance hallway: Stairs to first floor, radiator, wooden effect ceramic floor tiles, telephone point.

Living Kitchen

13' 11" max x 33' 4" (4.24m x 10.16m) This living kitchen truly is a wow factor and overlooks the rear garden. It measures 33.4" overall and benefits from wooden effect ceramic floor tiles throughout and lovely views overlooking the rear garden. Dining Area: 10'4 x 8'82 Vertical radiator, open to Kitchen. Kitchen 13'2" x 12'9" Fitted wall mounted and floor standing cupboards including deep pan drawers, complimentary Quartz worktops and splash back tiling, inset stainless steel sink with mixer tap, eye level double electric oven and warming drawers, integrated dishwasher, peninsula breakfast bar with five ring induction hob and extractor fan over, integrated freezer, further cupboards and drawers, space for free standing fridge, large utility larder cupboard with fitted worktop, shelving drawers and bi-fold opening doors, inset ceiling spot lights, open through to:



Utility Room: 7' 2" x 8' 7" (2.18m x 2.62m) Wall mounted and floor standing fitted cupboards with complimentary worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine and tumble dryer, to one wall further tall larder style cupboards, radiator, inset ceiling spot lights, wooden effect ceramic floor tiles.

Lounge: 13' 0" x 19' 3" (3.96m x 5.87m) Open fire place with log burning stove, brick surround, wooden mantle and paved hearth, TV point, telephone point, two radiators, Oak French doors with retractable fly screen opening to rear garden.

Family Room: 13' 11" x 11' 9" (4.24m x 3.58m) Exposed wooden ceiling beams, vaulted ceiling with inset spot lights, solid oak French doors with retractable fly screen, vertical radiator, TV points.

Cloakroom: Low level WC, wash hand basin with vanity cupboard under, chrome heated towel rail, inset ceiling spot lights, complimentary splash back tiling, wooden effect ceramic floor tiles.

Boot Room: 5' 9" x 7' 3" (1.75m x 2.21m) Floor to ceiling cupboards to one wall, radiator, WARM FLOW oil fired central heating boiler, wooden effect ceramic floor tiles, part glazed oak door to outside.

Galleried Landing: Large impressive landing, radiator, airing cupboard housing hot water tank, access to roof storage space.



Bedroom 1: 15' 10" max x 13' 0" (4.83m x 3.96m) Built in wardrobe, window to rear and side.

Ensuite: Corner shower cubicle with glass screen and door, low level WC, wash hand basin with vanity cupboard under, complimentary splash back tiling, wooden effect ceramic floor tiles, extractor fan, inset ceiling spot lights.

Bedroom 2: 13' 3" x 9' 0" (4.04m x 2.74m) Built in wardrobe, radiator, window to rear.

Bedroom 3: 12' 0" x 13' 3" max (3.66m x 4.04m) Radiator, built in wardrobe, TV point.

Bedroom 4: 7' 2" x 7' 8" (2.18m x 2.34m) Radiator, window to front.



Family Bathroom: 8' 6" x 7' 3" (2.59m x 2.21m) Free standing bath with mixer shower attachment, shower over with large Umbrella type head, complimentary splash back tiling, wash hand basin with vanity cupboard, low level WC, heated towel rail, wooden effect ceramic floor tiles, inset ceiling spot lights.

Garden: The front garden is open plan and mostly laid to lawn. A gravelled driveway to one side of the house provides off road parking for several cars and eventually leads to a detached outbuilding comprising single garage and double story office suite. There is also a log store, bin store and timber shed. The rear garden is a lovely feature and offers a good degree of privacy. Included in the rear garden is a timber pergola over the attractive seating area. The remainder of the garden is laid to a neat shaped lawn with well stocked flower and shrub borders. Overall a haven to sit and relax in.



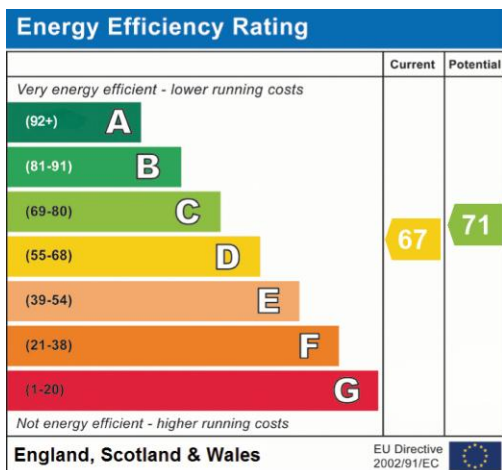
Outbuilding

This previously detached double garage has been part converted into a ground floor and first floor office suite with single garage. The current sellers have contacted South Kesteven District Council and have been informed verbally that for a small fee any interested buyers could apply for change of use into a habitable dwelling ideal for an older child, parent or as a potential rental property or an air B and B. Ground Floor Office: 7'2" x 14'10" Under floor electric heating, full cable broadband, wooden effect ceramic floor tiles. To the end of the office is a small kitchen area and separate cloakroom and wash hand basin. Door opening to stairs leading to First Floor. First Floor Office: 10'6 x 17'11" Sloped ceiling, inset spot lights, wall mounted electric heater.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is made with respect to them.



AGENTS NOTE: This property has many additional features including a potential annex, two large offices for buyers needing to work from home and spacious living accommodation. All external doors and beams are solid oak. The main house benefits from a hardwired full CCTV and a burglar alarm system with the offices under a separate alarm system. There are entertainment sockets throughout the house and the offices have cabled internet.

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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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

