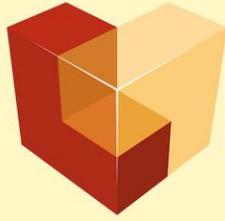


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24 Springbank Drive, Bourne, Lincolnshire PE10 0GP

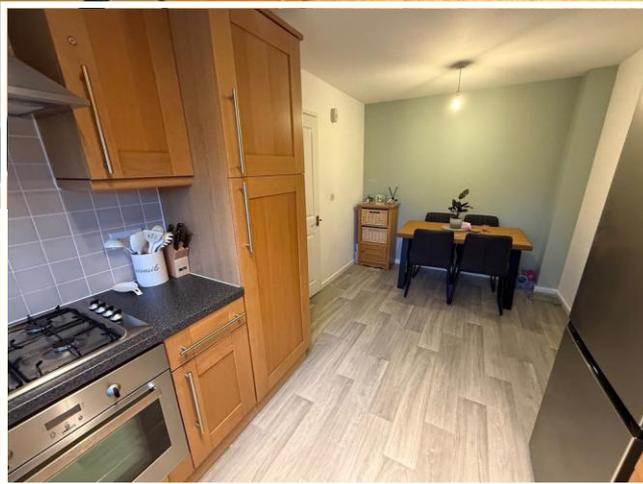
£200,000 Freehold

- Mid Terraced House
- Cloakroom
- Entrance Hallway
- Kitchen/Diner
- Lounge

STUNNING, IMMACULATE, SPACIOUS AND WOW. These are simply the only words to describe this mid terraced house. Offering spacious accommodation including a modern kitchen/diner, lounge overlooking the rear garden and two large double bedrooms. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Part glazed front door to Entrance Hallway:
Laminate flooring, telephone point, radiator, stairs
to first floor, wall mounted thermostatic heating
control, useful under stairs storage space.

Cloakroom

Low level WC with concealed flush, pedestal wash
hand basin, splash back tiling, radiator, laminate
flooring.



Kitchen/Diner

16' 6" x 8' 6" (5.03m x 2.59m) Wall mounted and floor standing cupboards, complimentary worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, radiator, laminate flooring.



Lounge

10' 2" x 15' 2" (3.10m x 4.62m) TV point, telephone point, radiator, French doors to outside.

Landing

Airing cupboard housing hot water tank and shelving, access to roof storage space.

Bedroom 1

10' 1" x 14' 5" (3.07m x 4.39m) TV point, telephone point, two radiators, two windows to front.



Bedroom 2

15' 4" max x 10' 3" (4.67m x 3.12m) Two radiators, two windows to rear.

Bathroom

Panelled bath with mixer shower attachment, and glass shower screen, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, chrome heated ladder towel rail, inset ceiling spot lights, laminate flooring, extractor fan.



Garden

The rear garden is truly a lovely feature of this property. It benefits from a paved patio seating area directly outside the French doors with the remainder laid to lawn. Included in the sale is a timber garden shed. At the rear of the house there is a garden gate allowing access to the communal car park and allocated parking space. There are also further visitors spaces.



TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND B

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 clients 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 client(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-3018077

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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GROUND FLOOR

1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	