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# Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



32 Poplar Crescent, Bourne, PE10 9SA

**£450,000 Freehold**

- Detached House
- Entrance Hall Way, Cloakroom
- Lounge/Diner
- Fabulous Kitchen
- Four Double Bedrooms

This detached family house has recently been renovated throughout to an exceptionally high specification. Not only does it offer spacious accommodation it also benefits from a large plot and is located in a popular residential location. Viewing is highly recommended at the earliest opportunity so as not to miss out on this stunning detached property.

SPALDING 01775 766766 BOURNE 01778 420406

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





## ACCOMMODATION

### AGENTS NOTE

This property is exceptionally presented and the current sellers has renovated the house throughout with high quality fixtures and fittings.

These include:

100% CRUCIAL TRADING wool carpets to the stairs, landing and all four bedrooms. Replacement internal doors on the ground floor. New radiators to Ground Floor.

This property is located in a very quiet residential location close to Bourne woods. It is also close to excellent primary and senior schools.

### GROUND FLOOR

Part glazed front door to Entrance Porch: Ceramic floor tiles, space for hanging coats, open to spacious Entrance Hallway: Radiator, under stairs storage space, stairs to first floor landing, ceramic floor tiles. Off the hallway is a large walk in storage cupboard with a radiator.





## LOUNGE/DINER

11' 4" x 23' 10" (3.45m x 7.26m) An impressive living space: Herring bone pattern oak flooring, two radiators, inset living flame remote control electric fire, brand new aluminium bi-fold doors opening to rear garden.

## KITCHEN

15' 5" x 11' 4" (4.7m x 3.45m) A wow factor brand new fitted Kitchen. Fitted wall mounted and floor standing cupboards including a tall larder style cupboard with pull out drawers, to opposite wall large pantry style cupboard with fitted wine rack, eye level NEFF double electric oven with sliding doors, pull out drawers under, five ring gas hob with extractor canopy over and further deep pan drawers under, complementary QUARTZ fitted worktop, inset sink and moulded draining board with drinking water filter tap, integrated dishwasher, space for American style fridge/freezer, ceramic floor tiles, radiator, brand new aluminium glazed door to outside and brand new aluminium window over looking the rear garden.

## UTILITY/SHOWER ROOM

6' 9" x 8' 6" (2.06m x 2.59m) Corner shower cubicle with curved glass door, complimentary splash back tiling, low level WC with concealed flush, fitted worktop with inset stainless steel sink and drainer with mixer tap, chrome heated ladder towel rail, fitted wall mounted cupboards, space and plumbing under worktop for automatic washing machine and tumble dryer, extractor fan, inset ceiling spot lights.

## FIRST FLOOR

### LANDING

Access to roof storage space which is part boarded, wall mounted digital heating controller to control under floor bathroom heating.

### BEDROOM 1

12' 2" x 12' 4" (3.71m x 3.76m) Built in bedroom furniture including wardrobe, chest of drawers and matching wall mounted cupboards, radiator, window to front.

### BEDROOM 2

11' 7" x 13' 4" (3.53m x 4.06m) Over bed storage cupboards, built in storage cupboard, radiator, window to front.

### BEDROOM 3

11' 7" x 8' 9" (3.53m x 2.67m) Radiator, window to rear.

### BEDROOM 4

8' 0" x 10' 1" (2.44m x 3.07m) Radiator, window to rear.

## BATHROOM

9' 8" x 5' 11" (2.95m x 1.8m) Double width walk in shower with glass screen, umbrella style shower head and additional mixer shower attachment, fully tiled walls, ceramic floor tiles, white heated ladder towel rail, large wash hand basin with waterfall tap and vanity cupboard under, low level WC with concealed flush, free standing modern bath, inset ceiling spot lights, under floor heating.

## EXTERNALLY

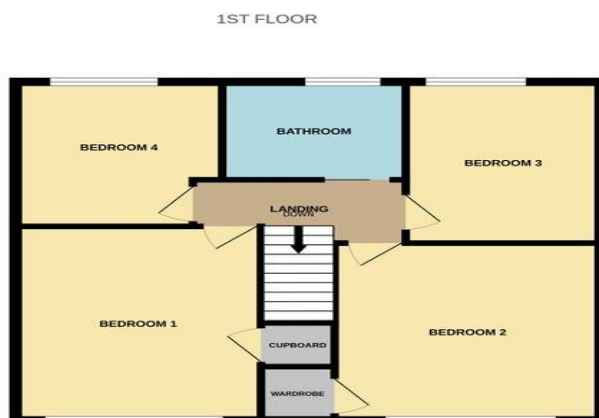
### GARDEN

The front garden is open plan. A driveway provides off road parking and leads to the part converted single garage. The remainder of the front garden is laid to granite chippings. The rear garden is a lovely feature of this property. It is split into a higher and lower level. The first level is laid to lawn with gravelled pathways and a wealth of mature trees and shrubs. The lower level of the garden is also laid to lawn with more mature trees and shrubs. Directly outside the rear of the house is a garden tap. Included in the sale are two timber storage sheds.

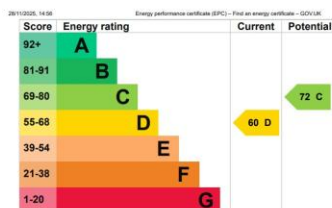
## SINGLE GARAGE

8' 9" x 8' 4" (2.67m x 2.54m) Part converted shower room. Wall mounted gas central heating boiler, power and light connected, up and over electric garage door.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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**TENURE** Freehold

**SERVICES** All mains

**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: 17529**

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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