

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



68a Willoughby Road , Bourne, PE10 9JR

£485,000 Freehold

- Individual Detached Bungalow
- Entrance Hall Way, Cloakroom
- Two Reception Rooms
- Kitchen/Diner & Utility

Individual detached bungalow located in a popular residential location. This property offers spacious accommodation including four bedrooms and two reception rooms. Situated on an enviable size plot of approximately one third of an acre. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

Canopy porch with tiled flooring and attractive white pillars, uPVC glazed twin opening doors to Entrance Hallway: 11'7 max x 37'10" max Two radiators, two wall light points.

LOUNGE

11' 11" x 23' 8" (3.63m x 7.21m) TV point, telephone point, four wall light points, living flame coal effect gas fire with polished stone back plate and hearth (Please note the sellers have advised that this has been capped) radiator, sliding patio doors to Conservatory)

KITCHEN/DINER

11' 11" x 17' 10" (3.63m x 5.44m) Fitted wall mounted and floor standing wooden cupboards with complimentary fitted worktops and splash back tiling, deep pan drawers, inset one



and a quarter bowl stainless steel sink and drainer, five ring gas hob with extractor fan over, eye level electric oven with BOSCH microwave combination oven over, BOSCH integrated dishwasher, space for fridge/freezer, ceramic floor tiles, radiator, part glazed door to Conservatory.

CONSERVATORY

8' 6" x 23' 5" (2.59m x 7.14m) Constructed dwarf brick walls with uPVC units over, poly carbonate pitched roof with two ceiling fans, French doors opening to side and rear garden, pebble effect flooring.

CLOAKROOM

Low level WC with concealed flush, pedestal wash hand basin, fully tiled walls, ceramic floor tiles.

BEDROOM 1

13' 9" x 11' 11" (4.19m x 3.63m) TV point, radiator, window to front.

BEDROOM 2

11' 11" x 13' 9" (3.63m x 4.19m) Radiator, window to front.

BEDROOM 3

11' 6" x 11' 11" (3.51m x 3.63m) Radiator, window to rear.

UTILITY ROOM

5' 10" x 7' 2" (1.78m x 2.18m) Fitted worktop with space and plumbing under for automatic washing machine, wall mounted gas central heating boiler.

FAMILY BATHROOM

11' 9" x 10' 4" (3.58m x 3.15m) Panelled bath with tiled side panel, pedestal wash hand basin, low level WC with concealed flush, walk in double width shower with glass screen, fully tiled walls, non slip flooring, radiator, extractor fan.

BEDROOM 4/STUDY

8' 8" x 6' 11" (2.64m x 2.11m) Radiator, window to front.

EXTERNALLY

The front of this bungalow benefits from a neat well kept hedge which provides a good degree of privacy. A block paved in and out driveway provides parking for several cars and leads to a single garage with an up and over door. The remainder of the front garden is laid to a neat shaped lawn. The rear garden is an absolutely lovely feature of this property and offers a good degree of privacy. Directly outside the bungalow and conservatory there is a paved patio with steps leading up to a large shaped lawn. There is a beautiful pergola with climbing flowers over and raised beds. There is also a fishpond which has been drained and still has power supplied for the water pump. Overall the whole plot is approximately one third of an acre and viewing is highly recommended to appreciate everything that it has to offer. Included in the rear garden there is a timber shed, outside tap and an outside electrical power point.

AGENTS NOTE.

This is a rare opportunity to purchase this spacious individual bungalow located in a desirable residential location. Set in approximately one third of an acre the garden really is a lovely feature of the bungalow and offers such a good degree of privacy. Included in the sale are 16 solar panels which can be transferred over to a new buyer. They were cleaned and pigeon proofed just over a year ago.

It is worth noting that planning permission was applied for and granted in July



2023 under application S23/1082 - South Kesteven District Council for a large single storey extension at the rear extending the current kitchen and adding a further two bedrooms and an ensuite. Buyers should make their own enquires through the relevant website.

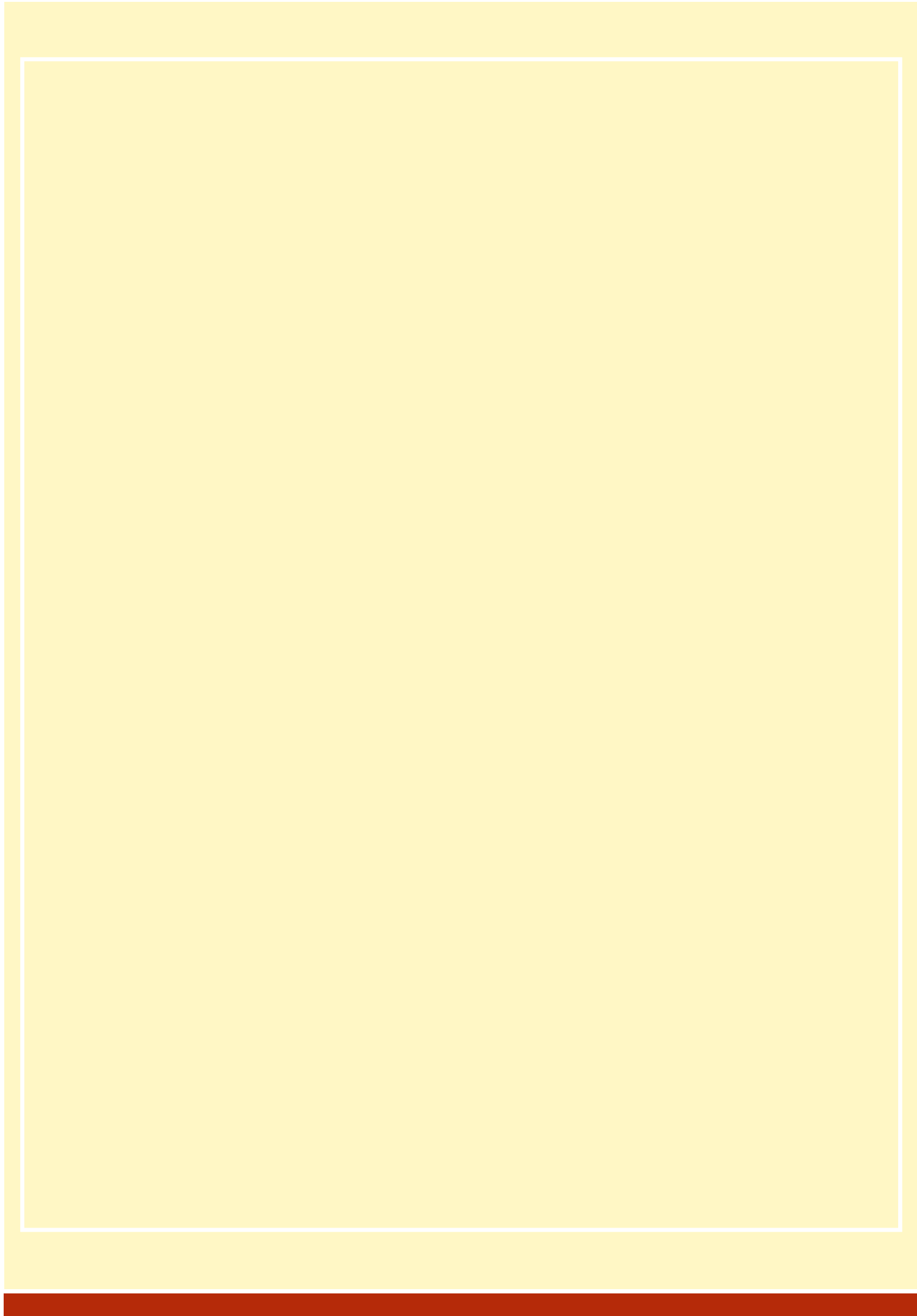
DIRECTIONS

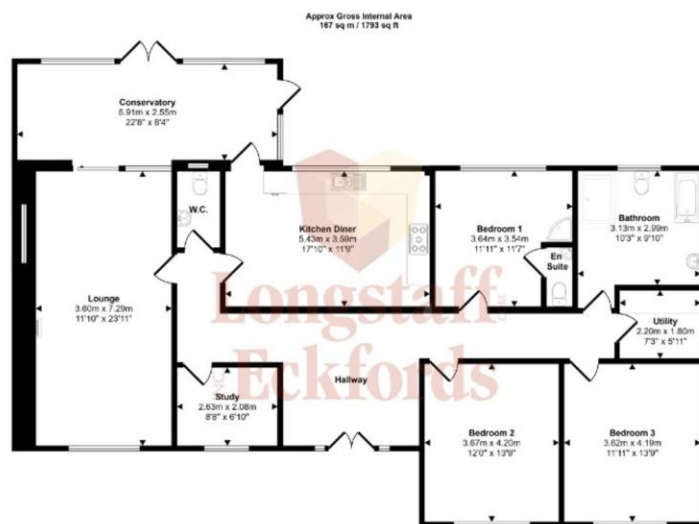
From Longstaff office turn left and proceed to the first mini roundabout. Turn right into Harrington Street and then right into Recreation Road. At the bottom of Recreation Road turn left into Abbey Road and then Right into Willoughby Road. Follow this road to the left after approximately half a mile number 68a is located on the right hand side.

AMENITIES









Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with MagicShopper 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 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 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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Ref: 17998

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

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CONTACT