

EST 1770



**Longstaff**.COM  
INC. **Eckfords**

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



62 North Road, Bourne, Lincolnshire PE10 9BT

**£450,000 Freehold**

- Semi Detached House
- Entrance Hallway
- Lounge through to Dining Room
- Modern Kitchen
- Family Room Overlooking Garden

STUNNING PERIOD PROPERTY OF CHARACTER AND CHARM.

This semi detached house is located in arguable the best location in Bourne. It offers potential buyers spacious accommodation including a self contained one bed room annexe ideal for anyone working from home or for a family member. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406



## GROUND FLOOR

### ACCOMMODATION

Canopy porch, feature part glazed front door to Entrance Hallway: Inset coconut floor mat, radiator with cover, stairs to first floor landing, wall mounted thermostat heating control, one wall light point, deep under stairs storage cupboard.

### LOUNGE

14' 6" x 10' 4" (4.42m x 3.15m) Sash window to front, ornate fire surround, paved hearth, recess to each side of fire place, TV point, radiator, telephone point, archway through to Dining Room.

### DINING ROOM

9' 10" x 12' 5" (3m x 3.78m) Box bay window to side aspect, two wall light points.



#### **BREAKFAST/KITCHEN**

17' 9" x 9' 5" (5.41m x 2.87m) Fitted wall mounted and floor standing light wood effect cupboards with complimentary fitted worktops and splash back tiling, three deep pan drawers, inset porcelain sink with mixer tap, four ring ceramic hob with extractor canopy over, eye level double electric oven, integrated dishwasher, fridge and freezer, centre breakfast bar with drawers to one side and space for high stools, feature fire place to one end of kitchen with ornate surround, tiled back plate and log burning stove, recess to each side of fire place with cupboards and shelving, radiator, ceramic floor tiles. Open through to Family Room.



#### **FAMILY ROOM**

12' 10" x 8' 11" (3.91m x 2.72m) Radiator with cover, ceramic floor tiles, French doors opening to rear garden.

#### **UTILITY ROOM**

12' 3" x 5' 11" (3.73m x 1.8m) To end wall fitted cupboards and worktop, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine and tumble dryer, access to roof storage space, chrome heated ladder towel rail, part glazed door to outside.

#### **CLOAKROOM**

Low level WC, wall mounted wash hand basin, inset ceiling spot lights, extractor fan, ceramic floor tiles.



#### **FIRST FLOOR**

Split level landing, access to roof storage space, beautiful full length feature window opening to balcony, deep airing cupboard.

#### **BEDROOM 1**

12' 3" x 12' 4" (3.73m x 3.76m) Fitted wardrobes to one wall, radiator, picture rail, sash window to front.

#### **BEDROOM 2**

10' 3" x 12' 9" (3.12m x 3.89m) Sash window to side, radiator.

#### **BEDROOM 3**

9' 6" x 8' 1" (2.9m x 2.46m) Radiator, window to rear.



#### **BATHROOM**

9' 6" x 6' 1" (2.9m x 1.85m) Free standing roll top bath with centre mixer tap, with mixer shower attachment, corner shower cubicle with curved glass screen, low level WC, complimentary splash back tiling, pedestal wash hand basin, ceramic floor tiles with under floor heating, chrome heated ladder towel rail.

#### **EXTERNALLY**

The front of this property benefits from a low level brick wall with many mature trees and shrubs. The remainder of the front garden is laid to gravel. The garage and further parking is located off Mill Drove.

The rear garden is a lovely feature of this property and benefits from a good degree of privacy. There is a large lawn with attractive tree and shrub borders. To one side of the main house there is a timber pergola with a raised flower bed. Stepping stones laid to the rear of the garden and the separate annexe.





## SELF CONTAINED ANNEXE.

### RECEPTION ROOM

11' 3" x 20' 6" (3.43m x 6.25m) Stable type door opening to Main Living Accommodation. Porcelain Belfast sink, wall mounted electric storage heater, ceramic floor tiles, under stairs storage space, stairs to first floor, door opening to garage.

### BEDROOM 1

13' 9" x 12' 10" (4.19m x 3.91m) Restricted head space, two velux windows, inset ceiling spot lights, wall mounted electric storage heater, eave storage space.

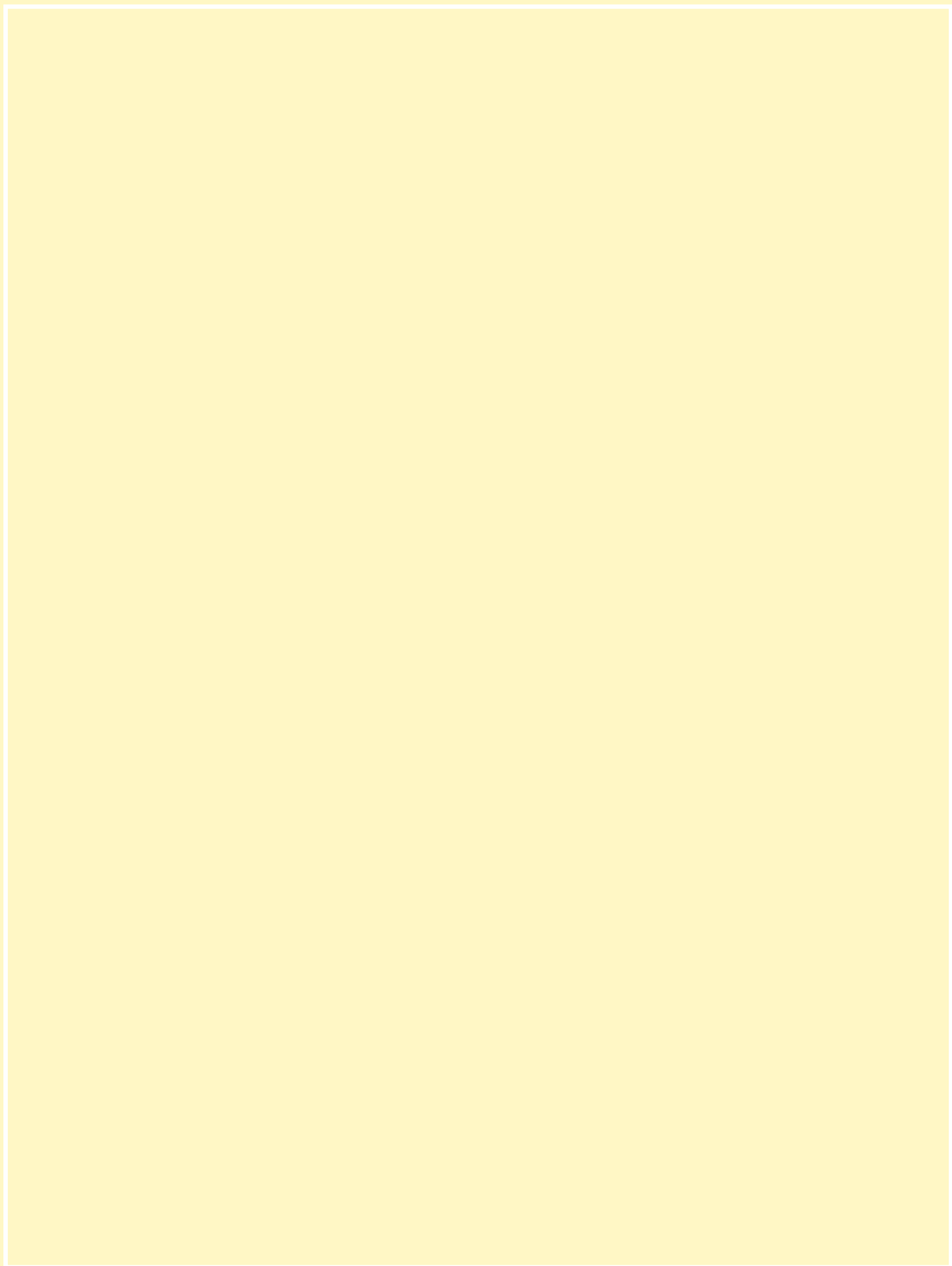
### SHOWER ROOM

9' 2" x 6' 5" (2.79m x 1.96m) Corner shower cubicle with curved glass door, pedestal wash hand basin, low level WC, splash back tiling, ceramic floor tiles, inset ceiling spot lights, wall mounted electric heater.

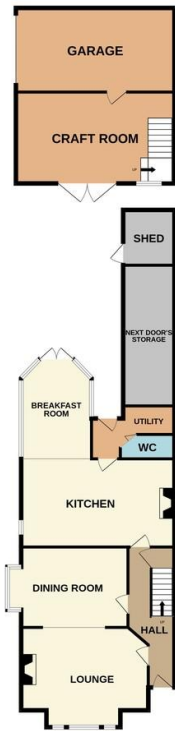








GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix ©2015

**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND** C

**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: 17474**

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](mailto:boume@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

