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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



75 Queens Road, Bourne, Lincolnshire PE10 9DR

£365,000 Freehold

- Individual Detached House
- Entrance Hallway
- Lounge
- Kitchen/Diner
- Three Bedrooms

A unique opportunity has arisen to purchase this individual detached house located in a popular residential location. It benefits from spacious accommodation and a large rear garden. Viewing is essential to appreciate the full potential this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Part glazed timber door to Entrance hallway: Stairs to first floor, radiator, under stairs storage cupboard, wall mounted digital heating control.

LOUNGE

9' 10" x 15' 0" (3m x 4.57m) Gas fire with tiled surround and wooden mantle, feature bay window to front, two radiators, TV point.

KITCHEN

8' 10" x 9' 1" (2.69m x 2.77m) Wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl poly carbonate sink and drainer with mixer taps, tall larder style cupboard housing gas central heating boiler, space for cooker, ceramic floor tiles, sliding doors to Dining Room.



DINING ROOM

9' 9" x 11' 0" (2.97m x 3.35m) Telephone point, ceramic floor tiles, radiator, window to front.

REAR LOBBY

Under stairs storage cupboard with space and plumbing for automatic washing machine, patio door to outside.

FIRST FLOOR LANDING

Built in storage cupboard.



BEDROOM 1

9' 9" x 18' 5" (2.97m x 5.61m) Built in bedroom furniture including wardrobe with bed space between and wall mounted cupboards, to opposite wall further wardrobes and matching dressing table with drawers under, two radiators, feature bay window to front and window to rear.

BEDROOM 2

12' 2" x 9' 0" (3.71m x 2.74m) Built in wardrobe with bed space between and wall mounted cupboards, radiator, window to front.

BEDROOM 3

8' 1" x 7' 6" (2.46m x 2.29m) Radiator, window to rear.



BATHROOM

Panelled bath with centre mixer taps, shower over, glass screen, pedestal wash hand basin, low level WC with concealed flush, white heated ladder towel rail, fully tiled walls, tiled flooring, extractor fan.

EXTERNALLY

GARDEN

This property benefits from a large plot with lovely gardens to both the front and rear. The front garden has a good size lawn with attractive flower and shrub borders. A long block paved driveway leads to a single garage with an electric up and over door.

The rear garden is one of the most lovely features of this house and benefits from a very good degree of privacy.

There is a crazy paved patio seating with further paved pathways and stepping stones leading to a large lawn with attractive shrub and flower borders. Towards the rear of the garden is a second patio area and vegetable beds.



DIRECTIONS

From Eckfords & Longstaff office turn left and head along North Street. At the first mini roundabout turn right into Harrington Street and then immediately left into Queens Road. Number 75 is located on the left hand side.

AMENITIES

Bourne is a friendly market town with many restaurants, bars and local shops along with several national supermarkets. There are excellent primary and senior schools including Bourne Academy and Bourne Grammar. From Bourne there are regular bus links to both Peterborough and Stamford and from Peterborough there is a fast train to London Kings Cross.



EPC AND FLOOR PLAN TO FOLLOW

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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

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Ref: 17825

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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