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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



9 The Cornmill, Bourne, Lincolnshire PE10 9GN

£320,000 Freehold

- Mid Terraced Town House
- Kitchen/Diner
- Two Reception Rooms
- Five Bedrooms
- Three Bathrooms

MID TERRACED TOWN HOUSE.

This property offers spacious family accommodation including five bedrooms, three bathrooms and two reception rooms. Ideally located close to all local amenities this property **MUST** be viewed to appreciate everything it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Front door to Entrance Hallway: Radiator, under stairs storage cupboard.

KITCHEN/DINER

12' 3" x 13' 6" (3.73m x 4.11m) Fitted wall mounted and floor standing cupboards including four drawers, complimentary fitted worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer tap and soft water tap, four ring ceramic hob extra ctor canopy over, electric oven, space and plumbing under worktop for automatic washing machine, space for large American style fridge freezer, radiator, wooden effect vinyl flooring, inset spots, French doors to rear.

STUDY

8' 11" x 9' 11" (2.72m x 3.02m) Radiator, window to front.

CLOAKROOM

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, radiator, wooden effect vinyl flooring, extra ctor fan.



FIRST FLOOR

LOUNGE

12' 2" x 13' 7" (3.71m x 4.14m) TV point, radiator, window to rear, inset ceiling spots.

SHOWER ROOM

Double width shower cubicle with curved glass screen, complimentary splash back tiling, low level WC with concealed flush, wash hand basin with vanity cupboard under, chrome heated ladder towel rail, wooden effect vinyl flooring, extractor fan, inset ceiling spots.



BEDROOM 1

10' 0" x 11' 4" (3.05m x 3.45m) TV point, built in wardrobe, radiator, window to front.

SECOND FLOOR

BEDROOM 2

10' 0" x 11' 3" (3.05m x 3.43m) Built in wardrobe, TV point, radiator, window to front.

FAMILY BATHROOM

Panelled bath with mixer shower attachment, wash hand basin with vanity cupboard under, low level WC with concealed flush, complimentary splash back tiling, wooden effect vinyl flooring, inset ceiling spot lights, extractor fan, chrome heated ladder towel rail.



MASTER BEDROOM

12' 3" x 10' 3" (3.73m x 3.12m) Built in storage cupboard, TV point, radiator, window to rear.

ENSUITE SHOWER ROOM

Double width shower cubicle with glass folding door, wash hand basin with vanity cupboard under, low level WC with concealed flush, complimentary splash back tiling, chrome heated ladder towel rail, wooden effect vinyl flooring, inset ceiling spot lights, extractor fan.



THIRD FLOOR

BEDROOM 4

7' 9" x 11' 3" (2.36m x 3.43m) Built in wardrobe, velux window, TV point, radiator.

CLOAKROOM

Low level WC with concealed flush, wall mounted wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, inset ceiling spot lights, extractor fan, radiator.



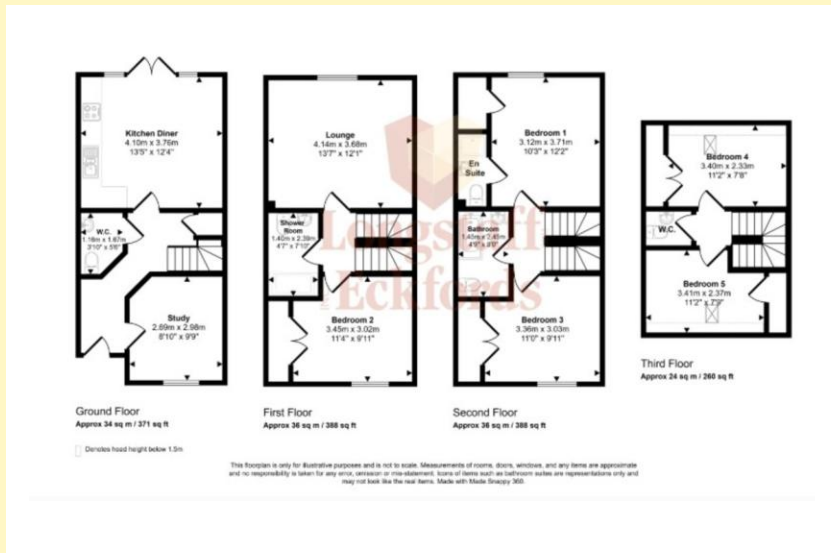
BEDROOM 5

7' 11" x 11' 4" (2.41m x 3.45m) Built in wardrobe, velux window, radiator.

EXTERNALLY

This property benefits from a small courtyard garden at the rear which is laid to artificial grass. At gate opens to the rear of the townhouse and leads to the communal bin store and single garage and off road parking.

There is a block of 6 garages and from the left the garage for this property is third from the left.



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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ref: 17944

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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