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Longstaff.com INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



47 Stephenson Way, Bourne, PE10 9DD

£360,000 Freehold

- Detached Family House
- Popular Residential Location
- Open Plan Kitchen/Diner
- Utility Room
- Four Good Size Bedrooms

A PERFECT FAMILY HOME TO RAISE A FAMILY IN.

This four bed detached property offers spacious living accommodation coupled with four good size bedrooms. Viewing is essential to appreciate everything that this property has to offer.







GROUND FLOOR

ACCOMMODATION

Part glazed door to Entrance Porch: Tiled flooring, Second part glazed door and glazed side panels to Entrance Hallway: Radiator, laminate flooring, dado rail, stairs to first floor.

LOUNGE

12' 3" x 15' 0" (3.73m x 4.57m) Curved bay window to front, laminate flooring, TV point, radiator, door to hallway, open through to living/kitchen.

KITCHEN

10' 5" x 9' 6" (3.18m x 2.9m) Fitted IKEA KITCHEN, wall mounted and floor standing fitted cupboards, complimentary marble fitted worktops, inset sink with mixer tap and moulded drainer, electric oven, integrated slim line dishwasher, integrated fridge, microwave oven concealed











behind cupboard, large centre breakfast bar, four ring induction hob with deep drawers to each side, inset ceiling spot lights, laminate flooring, sliding patio doors to outside. Open to Breakfast Area.

BREAKFAST ROOM
7' 9" x 11' 7" (2.36m x 3.53m) Laminate flooring, vertical radiator, under stairs storage cupboard, walk in larder.

UTILITY ROOM
7' 5" x 5' 10" (2.26m x 1.78m) Wall mounted and floor standing cupboards with complimentary fitted worktops, inset stainless steel sink with mixer tap, space and plumbing under worktop for automatic washing machine, gas central heating boiler concealed behind a cupboard, part glazed uPVC door to rear.

CLOAKROOM
Wall mounted wash hand basin, low level WC, complimentary splash back tiling, vinyl flooring.

FIRST FLOOR LANDING
Access to roof storage space, dado rail.

BEDROOM 1
14' 0" x 11' 10" (4.27m x 3.61m) Radiator, TV point, window to front.

ENSUITE BATHROOM
7' 4" x 7' 4" (2.24m x 2.24m) P-Shaped panelled bath with curved glass screen, low level WC with concealed flush, wash hand basin with vanity drawers under, and water fall tap, fully tiled walls, vinyl flooring, extractor fan, electric shaver point.

BEDROOM 2
12' 9" x 10' 11" (3.89m x 3.33m) Airing cupboard with shelving, radiator, window to rear.

BEDROOM 3
7' 6" x 11' 9" (2.29m x 3.58m) Built in wardrobe, radiator, window to front.

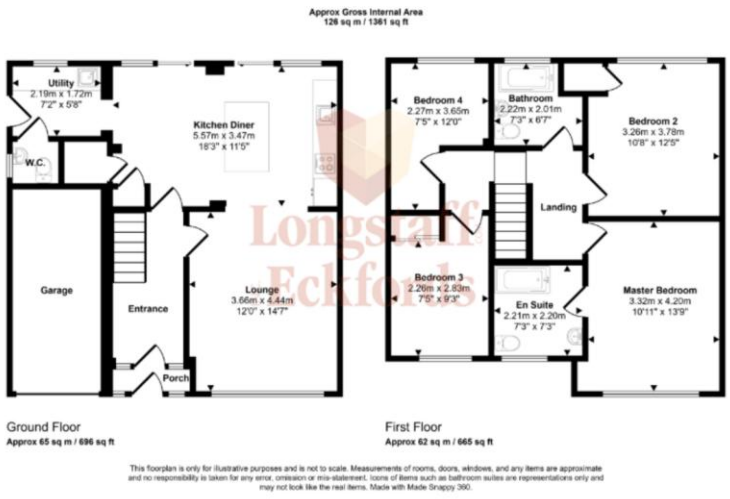
BEDROOM 4
7' 7 MAX " x 12' 3 MAX" (2.31m x 3.73m) Radiator, window to rear.

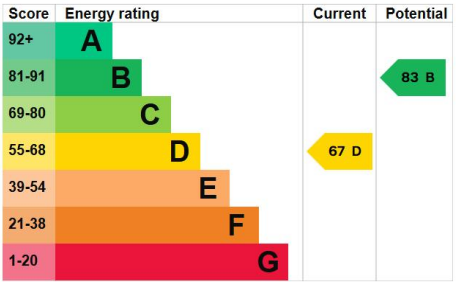
BATHROOM
7' 4" x 6' 9" (2.24m x 2.06m) Panelled bath with shower over and glass screen, wash hand basin with cupboard under, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, radiator.

EXTERNALLY
The front of this property is open plan and benefits from off road parking leading to a single garage. The remainder of the front garden is laid to gravel with an abundance of flowering shrubs and plants.
The rear garden is a lovely feature of this property and benefits from well stocked flower and shrub borders, a neat shaped lawn and a patio seating area. Included in the sale is a timber summer house.

DIRECTIONS
From Eckfords & Longstaff office turn left and head along North Street and continue into North Road. At the edge of Bourne turn right into Stephenson Way. Number 47 is located on the right hand side.

WHAT3WORDS/// butchers.spoons.baseless





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: 17984
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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