

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



1 Aveland Close, Bourne, PE10 9EJ

£295,000 Freehold

- Detached Family House
- Lounge
- Kitchen/Diner & Utility Room
- Cloakroom
- Four Bedrooms

Imagine this detached family house as your next home. Most people living in this location love the close proximity to excellent primary and senior schools and the easy walk into the centre of Bourne. Viewing is highly recommended to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

Part glazed uPVC door to Entrance hallway: Radiator, stairs to first floor.

LOUNGE

12' 10" x 16' 11 Into Bay " (3.91m x 5.16m) Two radiators, TV point, telephone point, deep under stairs storage cupboard.

KITCHEN/DINER

8' 6" x 16' 1" (2.59m x 4.9m) Fitted wall mounted and floor standing cream cupboards, complimentary wooden effect fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer, four ring ceramic hob with extractor canopy over, electric oven, space and plumbing under worktop for dishwasher, radiator, wooden effect vinyl flooring.



UTILITY ROOM

6' 8" x 6' 7" (2.03m x 2.01m) Floor standing fitted cupboards, wooden effect worktops, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine, radiator, wooden effect vinyl flooring, wall mounted gas central heating boiler.

CLOAKROOM

Low level WC with concealed flush, wash hand basin with cupboard under, splash back tiling, wooden effect vinyl flooring, radiator.



CONSERVATORY

10' 11" x 7' 10" (3.33m x 2.39m) Constructed dwarf brick walls with uPVC units over, polycarbonate pitched roof, ceramic floor tiles, two French doors to rear garden.

FIRST FLOOR LANDING

Access to roof storage space, airing cupboard housing hot water tank and shelving.

BEDROOM 1

9' 7" x 14' 2" (2.92m x 4.32m) Radiator, TV point, window to front.



ENSUITE SHOWER ROOM

Corner shower cubicle, pedestal wash hand basin, low level WC with concealed flush, fully tiled walls, wooden effect vinyl flooring, chrome heated ladder towel rail, extractor fan.

BEDROOM 2

9' 0" x 9' 0" (2.74m x 2.74m) Radiator, window to rear.

BEDROOM 3

10' 0" x 9' 0" (3.05m x 2.74m) Built in wardrobe, radiator, window to rear.

BEDROOM 4

9' 8" x 8' 9" (2.95m x 2.67m) Telephone point, radiator, window to front.



BATHROOM

Panelled bath with mixer shower attachment, glass screen, low level WC with concealed flush, pedestal wash hand basin, fully tiled walls, wooden effect vinyl flooring, radiator, extractor fan.

EXTERNALLY

The front of this property benefits from off road parking and leading to a single garage with an up and over garage door. The remainder of the front garden is laid to gravel.

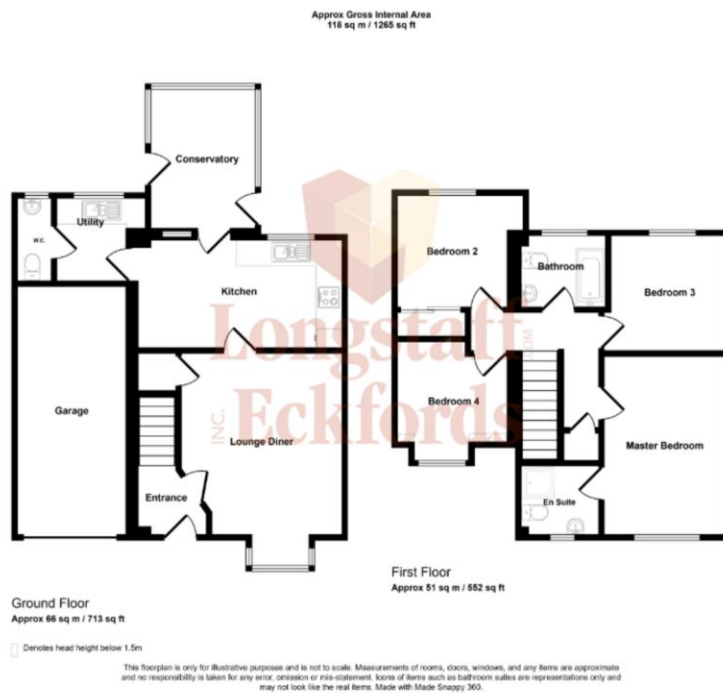
The rear garden is fully enclosed and benefits from a paved patio with the remainder laid to grass. Included in the sale is a timber garden shed.

DIRECTIONS

From Longstaff & Eckfords office turn right. At the traffic lights turn right into West Street. Turn Right into Kesteven Way and then right into Aveland Close. Number 1 is located on the left hand side.

What3Words: /// plates.s tags.syndicate





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

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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Ref: 18129

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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