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5 Aykroft Bourne PE10 0QX

£240,000 Freehold

- End Terraced House
- Kitchen & Utility Room
- Lounge & Dining Room
- No Onward Chain
- Off Road Parking & Enclosed Rear Garden

This property is being sold with no onward chain and offers potential buyers surprisingly spacious accommodation.

SPALDING 01775 766766 BOURNE 01778 420406



Accommodation

Front door to Entrance Hallway: Stairs to first floor landing, under stairs storage cupboard, the mostatic heating control, radiator.

Lounge

12' 7" x 13' 8" (3.84m x 4.17m) TV point, radiator, window to front, French doors opening to Dining Room.

Kitchen

11' 5" x 9' 9" (3.48m x 2.97m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, ceramic floor tiles, inset ceiling spot lights, radiator, space and plumbing under worktop for dishwasher which is included in the sale, space for fridge.



Utility Room

5' 8" x 7' 11" (1.73m x 2.41m) Fitted floor standing cream fronted cupboards with complimentary fitted worktop, inset stainless steel sink and drainer, complimentary splash back tiling, wall mounted gas central heating boiler, ceramic floor tiles, space and plumbing under work top for automatic washing machine and tumble dryer, radiator, part glazed door to outside.

Cloakroom

Low level WC, wash hand basin, radiator.



Dining Room

9' 7" x 11' 5" (2.92m x 3.48m) Radiator, patio doors to outside.

Landing

Access to roof storage space.

Bedroom 1

13' 5" x 12' 7" (4.09m x 3.84m) Radiator, window to front.

Ensuite Shower Room

Corner shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor fan, inset ceiling spotlights.



Bedroom 2

12' 0" x 10' 5" (3.66m x 3.17m) Radiator, window to rear.

Bedroom 3

8' 0" x 11' 3" (2.44m x 3.43m) Radiator, window to rear.

Bathroom

Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC, complimentary splash back tiling, white heated ladder towel rail, extractor fan, inset ceiling spotlights, built in storage cupboard.



Garden

The front of this property is open plan and benefits from two allocated parking spaces. A gate to one side of the house gains access to the fully enclosed rear garden. The rear garden is fully enclosed and mostly laid to lawn with a paved patio seating area, mature shrub border and a timber garden shed.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND

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: S-3659541

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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