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Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com




Longstaff
Eckfords

16 Ermine Close, Bourne, PE10 9XH

£275,000 Freehold

- Detached Bungalow
- Lounge/Diner
- Conservatory
- Kitchen
- Three Bedrooms

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

uPVC dark wood effect front door to Entrance Porch: Tiled flooring, timber glazed door to Hallway: Access to roof storage space, telephone point, radiator, airing cupboard housing hot water tank and shelving, the mosaic heating control.

LOUNGE/DINER

12' 4" x 23' 0" (3.76m x 7.01m) TV point, telephone point, two radiators, electric fire stone surround and paved hearth, patio doors to Conservatory.

CONSERVATORY

13' 11" x 8' 1" (4.24m x 2.46m) Constructed hard wood lower panels with wooden sealed units over, sloped roof, ceramic floor tiles, fitted ceiling and window blinds, TV point,



pedestrian door to Single Garage.

KITCHEN

9' 8" x 9' 8" (2.95m x 2.95m) Fitted wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring gas hob with extractor fan over, electric oven, space and plumbing under for automatic washing machine, space for fridge/freezer, radiator, vinyl flooring, part glazed uPVC dark wood effect door to garden, wall mounted WORCESTER gas central heating boiler.



BEDROOM 1

12' 8" x 9' 5" (3.86m x 2.57m) Built in wardrobe with bed space between, radiator, window to front.

BEDROOM 2

12' 7" x 9' 1" (3.84m x 2.77m) Built in wardrobe with bed space between, further storage cupboard, radiator, window to front.



BEDROOM 3

7' 2" x 9' 4" (2.18m x 2.84m) Built in storage cupboard, radiator, window to rear.

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, splash back tiling, electric shaver point.

EXTERNALLY

The front of this bungalow is open plan and laid to lawn. A driveway to one side provides off road parking and leads to a single garage with an up and over door.

The rear garden is a lovely feature of the bungalow. It benefits from a paved patio and a shaped lawn with well stocked shrub and plant borders and beds.

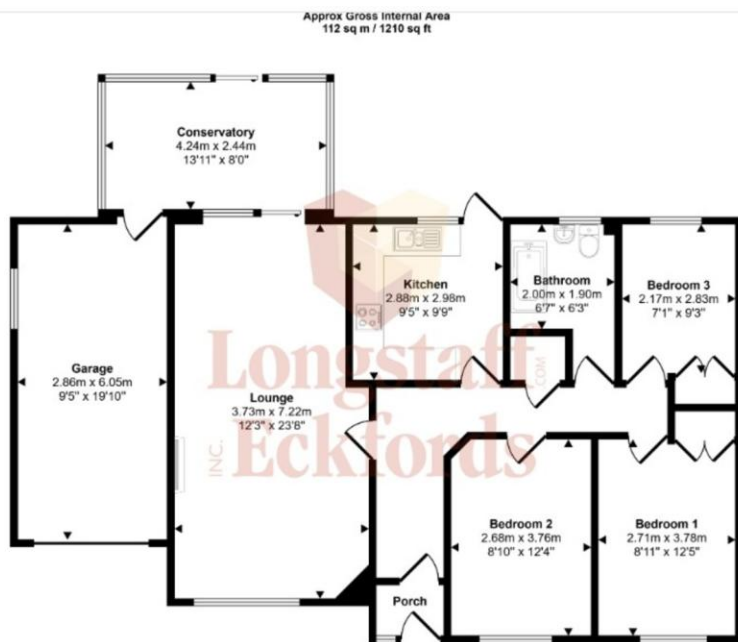
DIRECTIONS

From Eckfords & Longstaff office turn left into North Street. At the first mini roundabout turn left into St Gilberts Road and then immediately right into St Gilberts. Turn right into Ermine Close. Number 16 is located on the right hand side.

AMENITIES

This bungalow is located close to Boume bus station where there are regular buses to both Stamford & Peterborough. It is also close to local shops and the doctors surgery.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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

R. Longstaff & Co LLP, their dlients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dlient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17925

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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CONTACT