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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



6 Stratford Place, Bourne, Lincolnshire PE10 0YS

£275,000 Freehold

- Detached House
- Popular Residential Location
- Lounge
- Modern Kitchen Diner
- Three Bedrooms

This detached family home is being sold with no onward chain. Offering well kept spacious accommodation this property should be viewed at the earliest opportunity to appreciate everything it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Front door to Entrance Hallway: Radiator, wooden effect vinyl flooring, built in storage cupboard, stairs to first floor, digital thermostatic heating control, under stairs storage cupboard.

GROUND FLOOR

CLOAKROOM

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



KITCHEN/DINER

10' 3" x 16' 2" (3.12m x 4.93m) Fitted wall mounted and floor standing cream fronted cupboards, complimentary dark fitted worktops, inset stainless steel sink and drainer with mixer tap, integrated dish washer, integrated fridge and freezer, back, three deep pan drawers, wooden effect vinyl flooring, radiator, French doors to rear.

LOUNGE

10' 2" x 16' 2" (3.1m x 4.93m) Radiator, media wall plate.

FIRST FLOOR LANDING

Radiator, access to roof storage space.

BEDROOM 1

13' 10 MAX " x 12' 10 MAX " (4.22m x 3.91m) Wall mounted thermostatic heating control, radiator, window to front.

ENSUITE SHOWER

Shower cubicle with glass folding door, pedestal wash hand basin, low level WC with concealed flush, radiator, complimentary splash back tiling, wooden effect vinyl flooring, extractor fan.

BEDROOM 2

10' 3" x 12' 4" (3.12m x 3.76m) Built in storage cupboard, radiator, window to front and side.

BEDROOM 3

6' 10" x 7' 3" (2.08m x 2.21m) Radiator, window to side.

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, wooden effect vinyl flooring, radiator, extractor fan.

EXTERNALLY

This property occupies a corner plot. The single garage and off road parking is located to the front hand side of the house. The remainder of the front garden is open plan.

The rear garden is fully enclosed and benefits from a paved patio with the remainder laid to Astro turf.

DIRECTIONS

From Longstaff & Eckfords, turn right. At the centre of Bourne proceed straight over into South Street and continue into South Road. At the edge of Bourne at the large roundabout take the third exit onto Raymond Mays Way. Continue over the next roundabout and at the second roundabout turn right into Musselburgh Way. Continue on this road which will eventually come to Stratford Place. Number 6 is located on the right hand side.

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TENURE Freehold

SERVICES All mains services connected.

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: 18228

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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