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Longstaff.com INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com

31 Stretham Way, Bourne, Lincolnshire PE10 9DE

£230,000 Freehold

- Semi Detached House
- Entrance Hallway
- Lounge
- Modern Kitchen/Diner
- Three Bedrooms

SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL LOCATION.
This house offers buyers exceptionally well presented accommodation coupled with a larger than average size rear garden with enviable views at the rear overlooking open fields and countryside. Viewing is highly recommended at the earliest opportunity.

GROUND FLOOR

ACCOMMODATION

uPVC part glazed front door to Entrance hallway: Radiator, stairs to first floor, wall mounted heating controller, wooden effect vinyl flooring.

LOUNGE

10' 9" x 12' 8" (3.28m x 3.86m) Coal effect electric fire with attractive surround, tiled back plate and heath. TV point, telephone point, radiator.

KITCHEN/DINER
9' 7" x 15' 6" (2.92m x 4.72m) Fitted wall mounted and floor standing fitted cupboards including pan drawers and pull out storage units, complimentary worktops and splash backs, inset porcelain sink with mixer tap, integrated dishwasher, space and plumbing under worktop for automatic washing machine, eye level double electric oven, integrated fridge and freezer, four ring ceramic hob with extractor fan over, deep under stairs storage cupboard, inset ceiling spot lights, wooden effect vinyl flooring, uPVC part glazed door to outside, radiator.

FIRST FLOOR LANDING
Access to roof storage space, airing cupboard.

BEDROOM 1
11' 9" x 9' 5" (3.58m x 2.87m) Radiator, window to rear.

BEDROOM 2
10' 10" x 9' 5" (3.3m x 2.87m) Radiator, window to front.

BEDROOM 3
7' 10 Max " x 5' 10" (2.39m x 1.78m) Built in storage cupboard, radiator, window to front.

FAMILY BATHROOM
Panelled bath with electric shower over and glass screen, pedestal wash hand basin, low level WC with concealed flush, fully tiled walls, vinyl flooring, radiator electric shaver point.

EXTERNALLY
The front of this house is open plan and benefits from parking spaces at both the front and side.

The rear garden is a lovely feature of this house and benefits from far reaching views looking out towards fields and countryside. It has a good size paved patio with the remainder laid to a neat shaped lawn. Included in the sale is a garden shed 12'0" x 8'0. and an outside tap.

DIRECTIONS
From Eckfords and Longstaff office turn left and head along North Street and into North Road. At the edge of Bourne turn left into Beaufort Drive. Second left into Broadlands Avenue and then first right into Stretham Way. Number 31 is located on the right hand side.

AMENITIES
Bourne benefits from many local and national shops, restaurants and bars. There are excellent primary and senior schools and regular bus links to Peterborough and Stamford. From Peterborough there are direct train links to London Kings Cross.

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND B

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: 17885
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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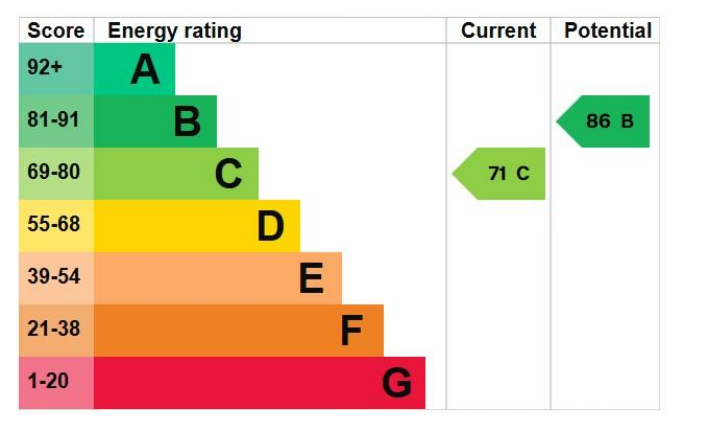

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