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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



8 Carholme Close, Bourne, PE10 9DQ

£190,000 Freehold

- Semi Detached Bungalow
- Entrance Hallway
- Kitchen
- Lounge/Diner
- Two Bedrooms

SEMI DETACHED BUNGALOW IN POPULAR RESIDENTIAL LOCATION.

This two bed semi detached bungalow is located in a popular residential location close to Bourne town centre and local amenities. It is being offered for sale

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

uPVC wood effect front door to Entrance hallway: Radiator, airing cupboard housing hot water tank and shelving, storage cupboard, access to roof storage space.

KITCHEN

12' 3" x 6' 10" (3.73m x 2.08m) Fitted wall mounted and floor standing white fronted cupboards with complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer tap, space for cooker (Please note this can be included in the sale) integrated washing machine, space under worktop for fridge, wall mounted WORCESTER gas central heating boiler, wall mounted digital heating control, radiator, vinyl flooring, window to front.

LOUNGE/DINER



16' 10" x 10' 0" (5.13m x 3.05m) Radiator, TV point, telephone point, window to front.

BEDROOM 1

13' 2" x 9' 4" (4.01m x 2.84m) Radiator, window to rear.

BEDROOM 2

8' 11" x 8' 3" (2.72m x 2.51m) Radiator, French doors opening to Conservatory.

CONSERVATORY

6' 8" x 9' 4" (2.03m x 2.84m) Constructed dwarf brick walls with uPVC dark wood effect units over, polycarbonate sloped roof, French doors to front and rear garden.

BATHROOM

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

GARDEN

The front of this bungalow is open plan. Along driveway to one side of the bungalow offers off road parking for several cars and leads to a single garage with an up and over garage door.

The rear garden is laid to paving for easy maintenance.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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