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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



12 Watkins Glen Court, Bourne, PE10 2AJ

£240,000 Freehold

- Mid Terraced House
- Entrance Hall Way, Cloakroom
- Lounge
- Modern Kitchen/Diner
- Three Bedrooms

MID TERRACED THREE BED HOUSE

This property benefits from spacious exceptionally well presented accommodation and is located in a popular residential location. Perfect for young families, first time buyers and investors. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Front door to Entrance hallway: Inset floor mat, ceramic floor tiles, radiator, built in storage cupboard, stairs to first floor.

LOUNGE

14' 0" x 12' 2 MAX " (4.27m x 3.71m) TV point, laminate flooring, radiator, window to front.

INNER HALLWAY

Ceramic floor tiles, built in deep storage cupboard.

CLOAKROOM

Low level WC, pedestal wash hand basin, ceramic floor tiles, complimentary splash back tiling, radiator, extractor fan.



KITCHEN/DINER

9' 5" x 15' 6" (2.87m x 4.72m) Fitted with a range of wall mounted and floor standing fitted cupboards including deep pan drawers, four ring gas hob with extractor fan over, eye level double electric oven, integrated slim line dish washer, integrated fridge & freezer, ceramic floor tiles, inset ceiling spot lights. Breakfast bar running the whole length of one wall with space under for high stools, radiator, ceramic floor tiles, French doors opening to rear garden.

FIRST FLOOR LANDING

Radiator, access to roof storage space.



BEDROOM 1

9' 9" x 9' 4" (2.97m x 2.84m) TV point, radiator, window to front.

ENSUITE SHOWER ROOM

Enclosed shower cubicle, low level WC with concealed flush, wash hand basin, complimentary splash back tiling, ceramic floor tiles, extractor fan, inset ceiling spot lights.

BEDROOM 2

10' 10" x 8' 6" (3.3m x 2.59m) Radiator, window to rear.

BEDROOM 3

11' 8" x 6' 7" (3.56m x 2.01m) Radiator, window to rear.



BATHROOM

Panelled bath with shower over and glass screen, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, ceramic floor tiles, extractor fan, inset ceiling spot lights, radiator.

EXTERNALLY

This property benefits from three off road parking spaces. The rear garden benefits from a timber pergola with the remainder laid to gravel. There is a large storage shed at the property which is not included in the sale although the hard standing base will remain.

DIRECTIONS.

From Longstaff & Eckfords office turn right. At the traffic lights turn right into West Street and continue to the edge of Bourne. At the large roundabout take the first exit onto Weiland Road. Turn right into Prince George's Road and then right into Watkins Glen Court. Number 12 is located at the top of this road on the right hand side.

AMENITIES

Bourne benefits from National shops and independent local stores. There are many local restaurants, bars and takeaways. There are both excellent primary and senior schools in the town and regular bus links to both Peterborough and Stamford.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains

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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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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