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# Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



16 Willoughby Road, Bourne, PE10 9JN

**£260,000 Freehold**

- Individual Detached Bungalow
- Entrance Hallway
- Lounge
- Three Double Bedrooms
- Refitted Bathroom

This stunning three bungalow has been renovated and modernised throughout to a exceptionally high standard and now provides prospective buyers with modern accommodation including a lovely private rear garden. Viewing really is a must to appreciate everything this bungalow has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



#### GROUND FLOOR

##### ACCOMMODATION

uPVC part glazed door to Entrance Hallway: Ceramic floor tiles, radiator, inset ceiling spotlights, access to roof storage space.

##### LOUNGE

12' 11" x 10' 7" (3.94m x 3.23m) TV point, telephone point, radiator, wooden flooring, inset ceiling spotlights, window to front.

##### KITCHEN/DINER

12' 0" x 9' 11" (3.66m x 3.02m) Fitted wall mounted and floor standing light wood effect fitted cupboards with complimentary worktops and splash back tiling, inset stainless steel sink and drainer, space for cooker, space and plumbing under worktop for automatic washing machine,



wall mounted gas central heating boiler, space for fridge/freezer, vinyl flooring, inset ceiling spot lights, part glazed door uPVC door to outside.

#### **BEDROOM 1**

10' 6" x 12' 0" (3.2m x 3.66m) Inset ceiling spot lights, wooden flooring, radiator, window to rear.

#### **BEDROOM 2**

9' 1" x 9' 11" (2.77m x 3.02m) Inset ceiling spot lights, wooden flooring, radiator, window to front.

#### **BEDROOM 3**

9' 1" x 8' 4" (2.77m x 2.54m) Inset ceiling spot lights, wooden flooring, radiator, window to side.

#### **FAMILY BATHROOM**

Panelled bath with tiled surround, TRITON electric shower over, glass screen, low level WC with concealed flush, large wash hand basin with vanity drawers under, ceramic floor tiles, fully tiled walls, chrome heated ladder towel rail, inset ceiling spot lights, extractor fan, built in storage cupboard.

#### **EXTERNALLY**

The front garden benefits from a low level brick wall. It is mostly laid to lawn with a good size driveway to one side to provide off road parking for several cars.

The rear garden is a lovely feature of this bungalow it offers a good degree of privacy and is split into several sections. There is a stunning paved patio and pathway leading around the bungalow. The remainder is laid to lawn with raised flower beds. To the end of the garden is a large storage shed.

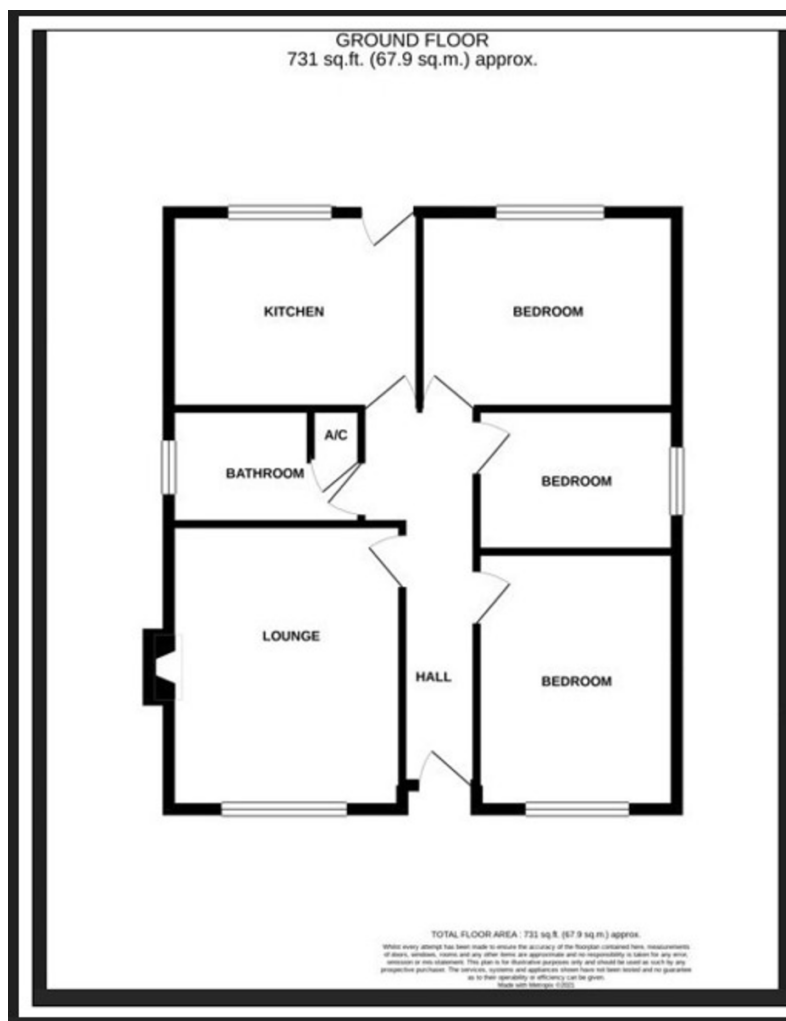
#### **DIRECTIONS**

From Eckfords and Longstaff office proceed to the traffic lights in the centre of Bourne. At the traffic lights turn right into South Street. Turn left into Austerby and follow this road turning left into Willoughby Road. Number 16 is located on the left hand side.

#### **AGENTS NOTE**

Bourne is a lovely market town and benefits from many local shops, bars and restaurants. There are excellent primary and senior schools just a short walk from this property and regular bus links to both Peterborough and Bourne.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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

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**Ref: 17727**

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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Lincolnshire

PE10 9AE

#### CONTACT