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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



17 Ludlow Close , Bourne , PE10 0ZG

£190,000 Freehold

- End Terraced House
- Entrance Hall Way, Cloakroom
- Kitchen
- Lounge/Diner
- Two Bedrooms

This end terraced house is well presented and being sold with no onward chain. It offers potential buyers spacious accommodation including two bedrooms and two bathrooms. It is located in a particularly lovely spot on Elsea Park with a green area opposite. Viewing is recommended.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Front door to Entrance Hallway: Wooden effect vinyl flooring, radiator, stairs to first floor.

CLOAKROOM

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

KITCHEN

7' 7" x 9' 5" (2.31m x 2.87m) Fitted wall mounted and floor standing fitted cupboards including deep pan drawers, complimentary fitted worktops and splash backs, inset stainless steel sink and drainer with mixer tap, four ring gas hob with extra ctor canopy over, electric oven, integrated fridge/freezer, integrated washing machine, kick board



electric heater, wooden effect vinyl flooring.

LOUNGE/DINER

12' 10" x 14' 11" (3.91m x 4.55m) TV point, telephone point, built in storage cupboard, radiator, wooden effect vinyl flooring, French doors to rear.

FIRST FLOOR

Landing, built in storage cupboard.

BEDROOM 1

12' 0" x 10' 11" (3.66m x 3.33m) TV point, radiator, window to front, wall mounted thermostatic digital heating control.

BEDROOM 2

7' 10" x 10' 3" (2.39m x 3.12m) TV point, radiator, window to rear.

FAMILY BATHROOM

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

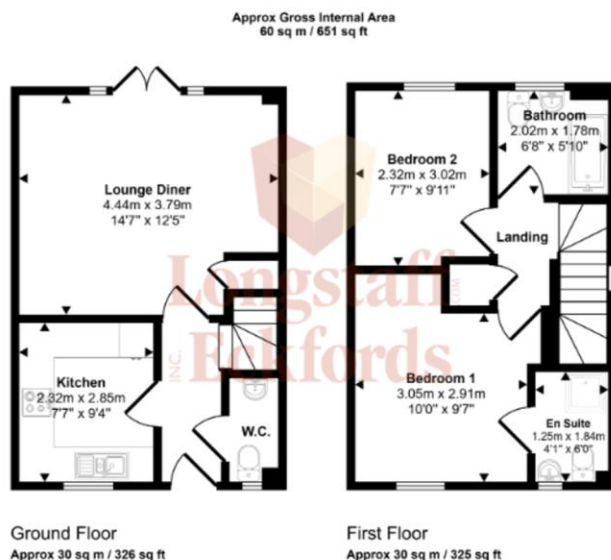
EXTERNALLY

The front of this property is open plan. The rear garden is fully enclosed and benefits from a paved patio with the remainder laid to lawn. A rear gate gains access to the communal car park.

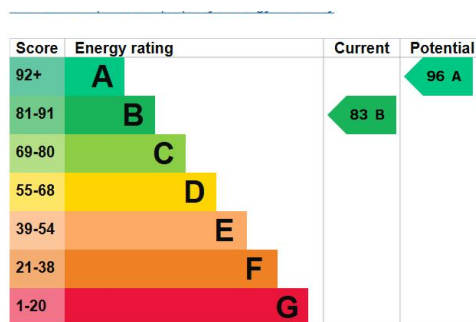
This property benefits from an allocated parking space which is the middle space of three on the left.

DIRECTIONS

From Eckfords & Longstaff office turn right. At the traffic lights in 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 Way. At the next roundabout turn right onto the Gables. At the end of the road at the mini roundabout turn left onto Newton Abbott Way and then right onto Lingfield Park. Follow this road Ludlow Close is located on the right hand side.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The graph shows this property's current and potential energy rating.

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: 18096

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