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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



8 Northfields, Bourne, PE10 9DB

£350,000 Freehold

- Detached Family House
- Popular Residential Location
- Lounge/Diner
- Breakfast Kitchen
- Four Bedrooms

Established 4 bedroom, plus study, detached house in popular residential location.

This property offers spacious family accommodation coupled with a mature and established rear garden.

Viewing is highly recommended to appreciate everything that this house has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

GROUND FLOOR

Part glazed door to Entrance porch: Second part glazed door to Entrance hallway: Radiator, stairs to first floor, telephone point, under stairs storage cupboard, glazed door leading to Breakfast/kitchen.

LOUNGE/DINER

9' 7" x 27' 0" (2.92m x 8.23m) TV point, radiator, window to front and rear.

BREAKFAST ROOM

12' 3" x 8' 7" (3.73m x 2.62m) Wall mounted thermostatic heating control, open through to Kitchen.

KITCHEN

8' 7" x 17' 3" (2.62m x 5.26m) Fitted wall mounted and floor



standing wooden cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine and dishwasher, space for fridge, space for cooker, ceramic floor tiles, radiator, velux window open through to Inner Hallway.

INNER HALLWAY

7' 5" x 5' 10" (2.26m x 1.78m) Ceramic floor tiles, large built in pantry, part glazed door to outside.

CLOAKROOM

Low level WC, wall mounted wash hand basin, splash back tiling, ceramic floor tiles.

FIRST FLOOR LANDING

Split level landing, access to roof storage space.

BEDROOM 1

15' 7" x 10' 10" (4.75m x 3.3m) Built in wardrobes with bed space between and overhead cupboards, further wardrobe and matching dressing table, radiator, window to front.

BEDROOM 2

10' 11" x 10' 11" (3.33m x 3.33m) Built in wardrobe, radiator, window to rear.

BEDROOM 3

7' 6" x 11' 11" (2.29m x 3.63m) Radiator, window to front.

BEDROOM 4

7' 5" x 7' 8" (2.26m x 2.34m) Built in wardrobe, radiator, window to front.

STUDY

6' 5" x 7' 6" (1.96m x 2.29m) Radiator, window to rear.

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, complimentary splash back tiling, radiator, window to rear.

SHOWER ROOM

Corner shower cubicle with curved glass screen, low level WC, corner wash hand basin, extractor fan.

EXTERNALLY

The front of the house is open plan and benefits from off road parking leading to a single garage. The rear garden is a lovely feature of this house. It benefits from a paved patio with granite chippings. There is an attractive shaped lawn with beautiful well stocked borders stocked with an abundance of shrubs and plants.

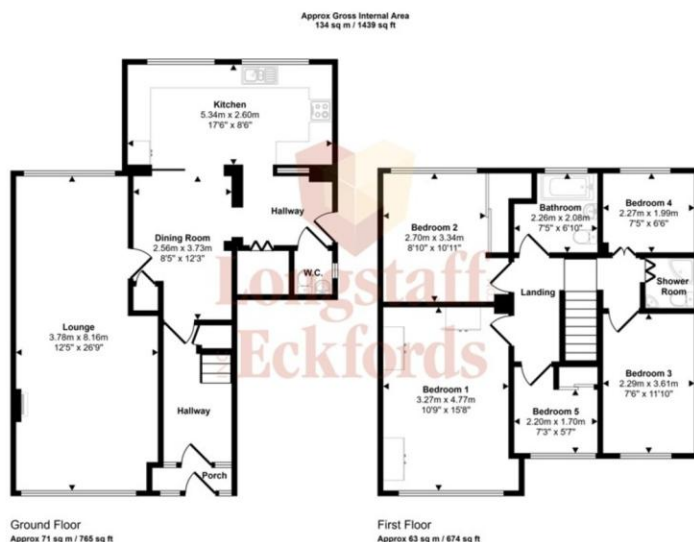
DIRECTIONS

From Eckfords and Longstaff office turn left and proceed into North Street and continue into North Road. Turn right into Mill Drove and then left into Northfields. Number 8 is located on the right hand side.

AMENITIES

Bourne is a bustling market town with local and national shops along with a variety of bars and restaurants. There are excellent primary and senior schools including Bourne Grammar and Bourne Academy. From Bourne there are direct bus links to both Stamford & Peterborough and from Peterborough there is a





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. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND D

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: 17915

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