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Longstaff^{.COM} INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



1 Pegasus Close , Bourne, PE10 9UA

£420,000 Freehold

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SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

uPVC wood effect part glazed front door and two glazed side panels to Entrance Porch: Tiled flooring, second timber part glazed door to spacious Entrance hallway in L-Shape 23'6" max x 14'8" Max. Off the hallway is a deep storage cupboard, and airing cupboard housing hot water tank, shelving and light.

BREAKFAST/KITCHEN

13' 0" x 12' 2" (3.96m x 3.71m) Fitted wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer tap, four ring gas hob with extractor fan over, electric oven, integrated dishwasher and fridge, centre breakfast bar with cupboards under, attractive circular bay window to rear, ceramic floor tiles, radiator,



UTILITY ROOM

5' 5" x 8' 1" (1.65m x 2.46m) Floor standing and wall mounted fitted cupboards, complimentary worktop, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine and tumble dryer, fully tiled walls, ceramic floor tiles, wall mounted GLOW WORM boiler, wall mounted thermostatic heating control, part glazed uPVC door to rear.

LOUNGE

14' 6" x 12' 10" (4.42m x 3.91m) Twin opening doors from Hallway: Four wall light points, TV point, telephone point, radiator, electric fire with timber surround polished stone back plate and hearth. Sliding patio doors to Conservatory.

CONSERVATORY

11' 3" x 10' 3" (3.43m x 3.12m) Constructed dwarf brick walls with uPVC units over, polycarbonate pitched roof with centre ceiling fan and light, wall mounted electric heater, fitted door and window blinds, ceramic floor tiles, French doors opening to rear garden.

DINING ROOM

11' 4" x 11' 9" (3.45m x 3.58m) TV point, radiator, window to front.

CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, fully tiled walls, ceramic floor tiles.

BEDROOM 1

11' 0" x 11' 9" (3.35m x 3.58m) Fitted bedroom furniture including wardrobes and matching bedside cabinets, two wall light points, radiator, window to rear.

ENSUITE SHOWER ROOM

Double width shower cubicle with glass screen, pedestal wash hand basin with vanity unit under, low level WC with concealed flush, fully tiled walls, ceramic floor tiles, inset ceiling spotlights, extractor fan, chrome heated ladder towel fan.

BEDROOM 2

11' 11" MAX " x 11' 8" (3.63m x 3.56m) Fitted wardrobe, radiator, window to front.

BEDROOM 3

9' 9" x 9' 11" (2.97m x 3.02m) Radiator, window to front.

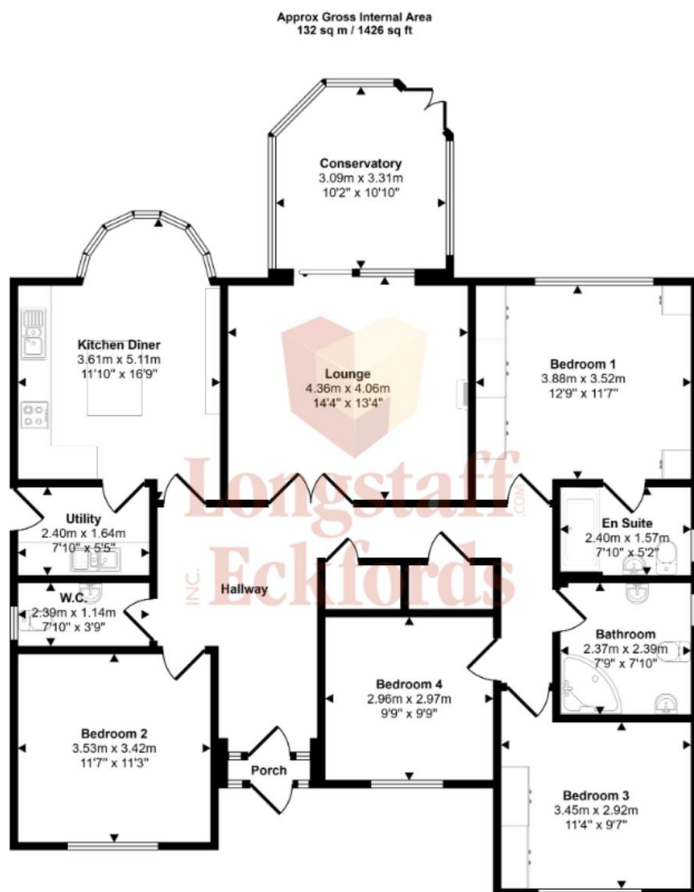
FAMILY BATHROOM

8' 1" x 8' 0" (2.46m x 2.44m) Corner panelled bath with mixer shower attachment, bidet, low level WC, pedestal wash hand basin, fully tiled walls, ceramic floor tiles, radiator, extractor fan.

EXTERNALLY

The front of this bungalow is block paved and provides off road parking for several cars. The remainder is laid to gravel for easy maintenance. There is a detached double garage with twin up and over doors.

Access to the rear garden is via a timber garden gate. The rear garden offers a good degree of privacy. It has a large paved patio and a paved pathway which runs along the whole garden. The remainder of the garden benefits from attractive shrub beds and borders and a couple of attractive timber pergola's with climbing plants. Overall a lovely garden to sit and relax in.



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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: 18102

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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