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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



1 Burnside Avenue, Market Deeping, Lincolnshire. PE6 8BJ

Guide Price £225,000 Freehold

- Entrance Hallway & Cloakroom
- Garage/Workshop/Shed
- Good Size Rear Garden
- Kitchen/Diner
- Lounge

Located in a popular residential location this property is being sold with no onward chain. Viewing is recommended to appreciate the size of accommodation and also the size of the garden.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

uPVC part glazed door to Entrance porch, second part glazed door leading to Entrance Hallway: Stairs to first floor landing.

Lounge

10' 11" x 19' 4" (3.33m x 5.89m) Electric coal effect fire timber surround, TV point, two radiators, patio doors to outside.

Kitchen/Diner

13' 0" x 11' 6" (3.96m x 3.51m) Wall mounted and floor standing cream fitted cupboards, complimentary wooden effect worktops and splash back tiling, inset stainless steel one and a quarter bowl sink and drainer with mixer taps, four ring gas hob with extractor fan over, double electric oven, space and plumbing under worktop for slim line dishwasher, under stairs storage cupboard, space for fridge/freezer, vinyl flooring, radiator, part glazed door to outside, wall mounted gas central heating boiler.



Utility/Cloak

4' 8" x 7' 7" (1.42m x 2.31m) 4' 8" x 7' 7" (1.42m x 2.31m) Low level WC, wash hand basin with vanity cupboard under, space and plumbing for automatic washing machine, vinyl flooring.

Landing

Access to roof storage space.

Bedroom 1

12' 0" x 11' 1" (3.66m x 3.38m) Built in wardrobe, radiator, window to front.

Bedroom 2

10' 1" x 12' 7" (3.07m x 3.84m) Radiator, window to front.

Bedroom 3

7' 10" x 7' 3" (2.39m x 2.21m) Radiator, window to rear.

Shower Room

Double width shower to one wall with glass screen, pedestal wash hand basin, low level WC, splash back tiling, vinyl flooring, radiator.

Large Walk In Storage Cupboard

3' 6" x 6' 5" (1.07m x 1.96m)

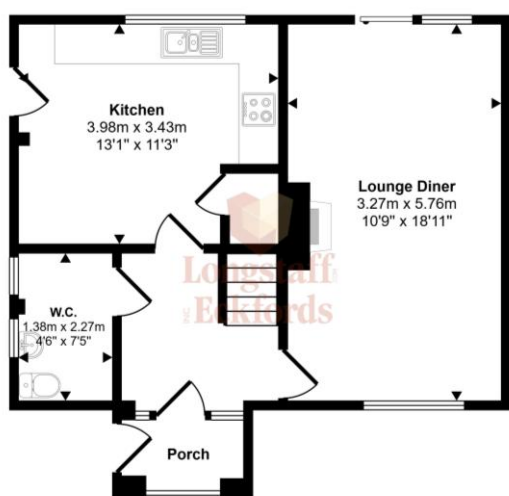
Garden

The front of this property is open plan and laid to a small lawn. A gate at one side of the house leads to the fully enclosed rear garden. The rear garden has a patio area with the remainder mostly laid to lawn. There is a timber and corrugated iron garage located at the rear of the garden. This can be accessed via The Meadway.

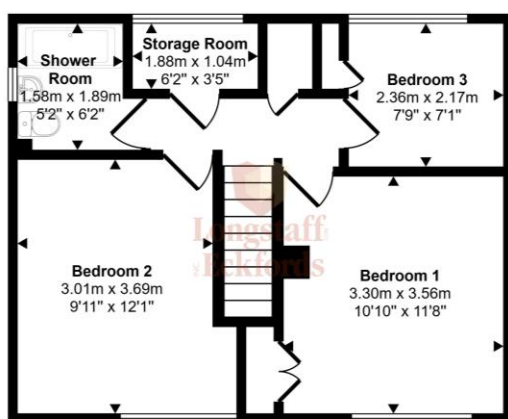


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Ground Floor
Approx 45 sq m / 488 sq ft



First Floor
Approx 43 sq m / 460 sq ft

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.

TENURE Freehold

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: S-3660910

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

R. Longstaff & Co LLP.

23 North Street

Bourne

Lincolnshire

PE10 9AE

CONTACT

T: 01778 420406

E: bourne@longstaff.com

W: www.longstaff.com