

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



55 Stephenson Way , Bourne , PE10 9DD

£350,000 Freehold

- Detached House
- Entrance Hallway
- Two Reception Rooms
- Kitchen & Utility Room
- Cloakroom

FOUR BED DETACHED FAMILY HOUSE IN POPULAR RESIDENTIAL LOCATION.

This property benefits from two good size reception rooms. a modern kitchen and utility and four good size bedrooms. Located in a popular residential location.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

Part glazed uPVC front door and side panel to Entrance
Hallway: Radiator, stairs to first floor.

LOUNGE

12' 3" x 14' 11" (3.73m x 4.55m) TV point, laminate flooring, radiator, open through to Dining Room.

DINING ROOM

11' 6" x 9' 9" (3.51m x 2.97m) Laminate flooring, radiator, French Doors opening to rear garden.

KITCHEN

11' 6" x 8' 6" (3.51m x 2.59m) Fitted with a range of wall mounted and floor standing cupboards, complimentary fitted worktops and splash backs, inset polycarbonate sink and



drainer with mixer tap, four ring gas hob, extractor fan over, electric oven, under stairs storage cupboard, walk in pantry, vinyl flooring.

UTILITY ROOM

7' 6" x 5' 10" (2.29m x 1.78m) Fitted worktop, space and plumbing under for automatic washing machine, dishwasher and tumble dryer, vinyl flooring, radiator, part glazed door to outside.

CLOAKROOM

Low level WC, wash hand basin with vanity cupboard, vinyl flooring.

FIRST FLOOR

BEDROOM 1

19' 9" MAX " x 7' 4" (6.02m x 2.24m) TV point, telephone point, radiator, access to roof storage space, window to front.

ENSUITE SHOWER ROOM

6' 9" x 7' 1" (2.06m x 2.16m) Double width shower cubicle with glass sliding door, low level WC with concealed flush, pedestal wash hand basin complimentary splash back tiling, ceramic floor tiles, inset ceiling spot lights, white heated ladder towel rail.

BEDROOM 2

12' 8" x 10' 10" (3.86m x 3.3m) Airing cupboard housing hot water tank and gas central heating boiler with shelving, access to roof storage space, radiator, window to rear.

BEDROOM 3

14' 0" x 10' 10" (4.27m x 3.3m) Laminate flooring, radiator, window to front.

BEDROOM 4

7' 6" x 8' 10" (2.29m x 2.69m) Laminate flooring, radiator, window to front.

FAMILY BATHROOM

7' 4" MAX " x 6' 9" (2.24m x 2.06m) Panelled bath with shower over, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, ceramic floor tiles, radiator, extractor fan.

EXTERNALLY

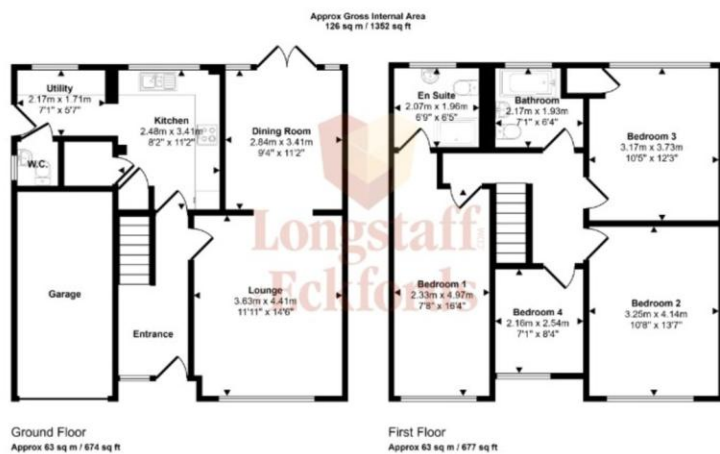
The front of this house is open plan and laid to gravel for additional parking and easy maintenance. A driveway provides off road parking and leads to an integrated single garage with an up and over garage door. The rear garden offers a good degree of privacy. It benefits from a neat shaped lawn with well stocked mature shrub borders.

DIRECTIONS

From Eckfords and Longstaff office turn left and proceed along North Street and into North Road. At the edge of Bourne turn right into Stephenson Way. Number 55 is located on the right hand side.

AMENITIES

Bourne is a friendly market town with a variety of national shops and local stores along with many restaurants, pubs and takeaways. There are excellent primary and senior schools including Bourne Grammar and Bourne Academy. There are regular bus links to both Peterborough and Stamford and from Peterborough direct train links to London Kings Cross.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	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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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