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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



1 Harvey Close, Bourne, Lincolnshire, PE10 9QJ

£250,000 Freehold

- Detached Bungalow
- Four Bedrooms
- No Onward Chain
- Two Reception Rooms
- Viewing Recommended

Harvey Close is a popular residential location close to Bourne town centre and all the local amenities. There are regular buses to both Peterborough and Stamford. This bungalow has great potential and a viewing is advised to appreciate both the size of accommodation and plot.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Part glazed wooden effect uPVC front door to Entrance
Porch tiled flooring: Open to Entrance Hallway:
Radiator, wall mounted thermostatic heating control.

Lounge

11' 11" x 11' 5" (3.63m x 3.48m) 11' 11" x 11' 5" (3.63m x 3.48m) Open fire place with timber surround, tiled back plate and polished stone heath, three wall light points, TV point, telephone point, radiator, window to front.



Kitchen

12' 1" x 11' 2" (3.68m x 3.40m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktop and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, space for range cooker which can be included in the sale, space and plumbing under worktop for automatic washing machine which can be included in the sale, wall mounted gas central heating boiler, radiator, uPVC part glazed door to Conservatory.

Conservatory

7' 0" x 13' 10" (2.13m x 4.22m) Dwarf brick walls with uPVC units over, polycarbonate sloped roof, ceramic floor tiles, radiator, two wall light points, fitted window blinds, telephone point, French doors to outside.

Bedroom 1

11' 11" x 11' 8" (3.63m x 3.56m) Radiator, window to rear. Door leading to either Bedroom 4/Study.

Bedroom 4

8' 0" x 7' 2" (2.44m x 2.18m) This would make a perfect ensuite off the main bedroom. Radiator, window to rear.

Bedroom 2

12' 3" x 8' 9" (3.73m x 2.67m) Radiator, window to front. Door through to Bedroom 3 .

Bedroom 3

8' 1" x 16' 4" (2.46m x 4.98m) Radiator, access to roof storage space, window to front.

Bathroom

Panelled bath with mixer shower attachment over, glass screen, pedestal wash hand basin, low level WC, fully tiled walls, ceramic floor tiles, radiator, airing cupboard housing hot water tank and shelving.

Garden

This bungalow is situated on a large corner plot with mature gardens to both the front, side and rear. Twin opening wrought iron gates open to a block paved driveway which provides off road parking for several cars and leads to a detached single garage. The gardens are well stocked with a variety of trees shrubs and flowering plants. Included in the sale is a timer garden shed.





TENURE Freehold

SERVICES Electric, Gas, Water

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-3810731

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: boume@longstaff.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		