

EST 1770



Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



124 Beech Avenue, Bourne , PE10 9RB

£325,000 Freehold

- Detached Bungalow
- Entrance Hallway
- Lounge
- Kitchen through to Dining Room
- Shower Room & Cloakroom

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Entrance Hallway: uPVC part glazed door, airing cupboard housing gas central heating boiler, radiator, access to roof storage space with ladder.

LOUNGE

15' 7" x 14' 3" (4.75m x 4.34m) Feature fire place, TV point, radiator.

KITCHEN

17' 7" x 8' 9" (5.36m x 2.67m) Fitted wall mounted and floor standing cupboards, one and a quarter composite sink with mixer tap, complimentary fitted worktops and splash backs, ceramic hob with glass splash back, electric oven, extractor canopy over, eye level double electric oven integrated fridge/freezer, integrated washer/dryer.



DINING ROOM

12' 1" x 10' 10" (3.68m x 3.3m) Radiator, uPVC glazed door to rear garden.

BEDROOM ONE

11' 8" x 11' 4" (3.56m x 3.45m) TV point, radiator, window to front.

BEDROOM 2

11' 8" x 8' 7" (3.56m x 2.62m) Built in wardrobe, radiator, window to front.

BEDROOM 3

8' 9" x 8' 4" (2.67m x 2.54m) Radiator, window to side.

SHOWER ROOM

9' 0" x 4' 8" (2.74m x 1.42m) Walk in shower cubicle fully tiled walls, low level WC with concealed flush, wash hand basin, heated ladder towel rail, fully tiled walls.

CLOAKROOM

Low level WC with concealed flush, half tiled walls.

EXTERNALLY

FRONT GARDEN

This is mainly block paved driveway to provide off road parking for several cars and leads to a carport and single garage.

REAR GARDEN

The rear garden is south facing and fully enclosed. It is mainly laid to lawn and has a paved patio with shrub borders.

DIRECTIONS

From Eckfords and Longstaff turn left and continue along North Street into North Road. Turn left into Stanley Street and then right into Beech Avenue. Number 124 is located on the left hand side.



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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Ref: 17780

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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PE10 9AE

CONTACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		