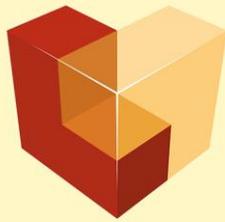


EST 1770



Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



12 Southwell Way, Bourne, Lincolnshire PE10 0YT

£275,000 Freehold

- Barrett Built House
- Entrance Hallway, Cloakroom
- Lounge
- Wow Factor Living Kitchen
- Four Bedrooms

IMMACULATELY PRESENTED FOUR BED DETACHED HOUSE. This property benefits from a stunning open plan kitchen/living space and four good size bedrooms. It is immaculately presented throughout and viewing is highly recommended at the earliest opportunity to appreciate everything the property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Part glazed front door to Entrance Hallway: Radiator, wooden effect vinyl flooring, wall mounted digital heating controller, deep under stairs storage cupboard, stairs to first floor.

CLOAKROOM

Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, wooden effect vinyl flooring, radiator.

LOUNGE

10' 8" x 16' 4" (3.25m x 4.98m) Two radiators, TV point, telephone point, window to front.



KITCHEN/DINER

18' 0" x 11' 0" (5.49m x 3.35m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary wooden effect worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, space for fridge/freezer, space and plumbing under worktop for dishwasher, peninsular breakfast bar, wooden effect vinyl flooring, radiator, French doors to outside.

UTILITY CUPBOARD

Wall mounted gas central heating boiler, space and plumbing under worktop for automatic washing machine.

FIRST FLOOR LANDING

Access to roof storage space, deep built in storage cupboard, radiator.

BEDROOM 1

9' 1" x 13' 8" (2.77m x 4.17m) Wall mounted digital thermostatic heating control, TV point, radiator, window to front.

ENSUITE SHOWER ROOM

Double width shower with glass screen, complimentary splash back tiling, low level WC with concealed flush, pedestal wash hand basin, radiator, vinyl flooring extractor fan.

BEDROOM 2

9' 4" x 9' 9" (2.84m x 2.97m) Radiator, window to rear.

BEDROOM 3

8' 6" x 6' 9" (2.59m x 2.06m) Radiator, window to rear.

BEDROOM 4

8' 3" x 8' 8" (2.51m x 2.64m) Radiator, window to front.

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, radiator.

EXTERNALLY

The front of this property is open plan and benefits from a low level box hedge. A paved pathway leads to the front door and a driveway at one side of the house provides off road parking and leads to a single garage.

The rear garden benefits from an outside tap and a pedestrian door gains access to the garage.

The garden is mostly laid to lawn with a very private paved patio area at the rear of the garden.

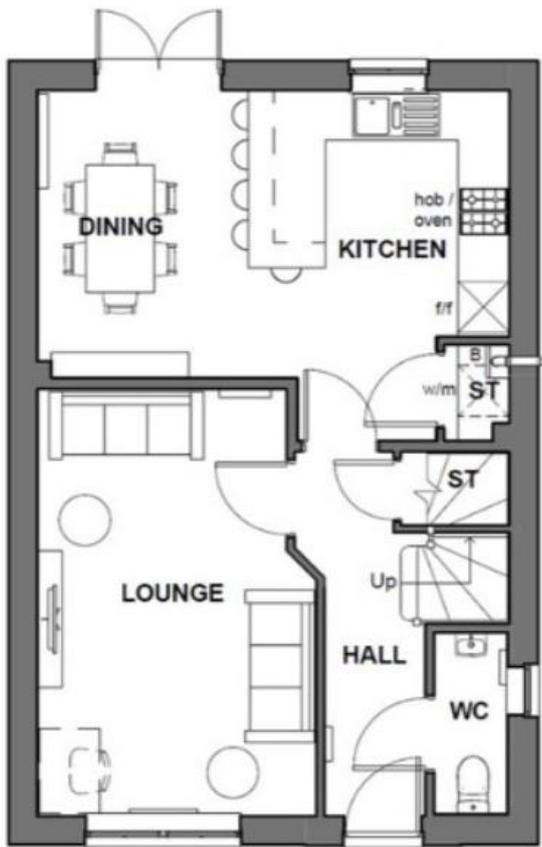
DIRECTIONS

From Longstaff & Eckfords office turn left and proceed to the mini roundabout. Turn left into St Gilberts Road and at the next mini roundabout turn left into Exeter Street. At the end of the road turn right into West Street. Proceed to the large roundabout at the edge of Bourne. Take the second exit onto the Raymond Way by pass. At the first roundabout turn left into Musselburgh Way. Follow this road and then turn right into Southwell Way. Number 12 is located on the left hand side.

AMENITIES

12 Southwell Way is located on the popular Elsea Park development. Elsea Park benefits from a thriving community including a primary school, community centre with many social activities, a supermarket and a coffee shop. It is a short walk to Bourne town centre which has a large variety of restaurants, bars and takeaways. There are three national supermarkets and many individual local shops. Bourne benefits from three excellent primary schools and two senior schools including Bourne Grammar. There are regular bus links to both Peterborough and Stamford.





TENURE Freehold

SERVICES All mains

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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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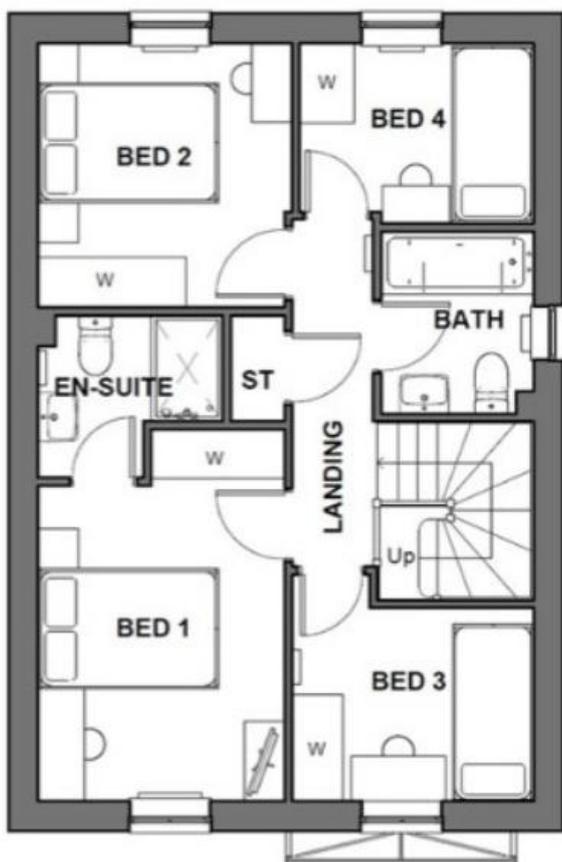
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		