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Longstaff.com INC. Eckfords

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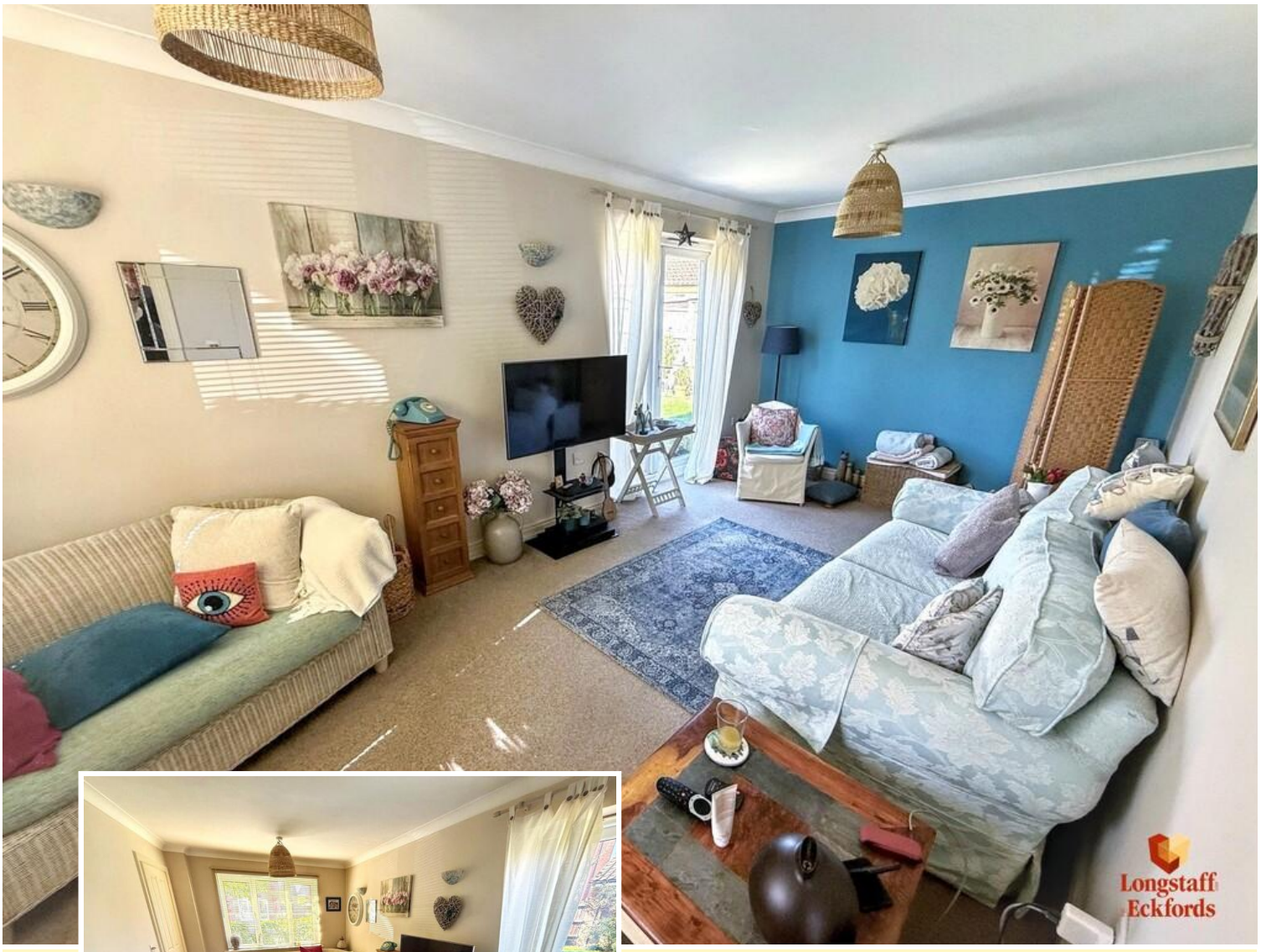


3 Coppice Way , Bourne, PE10 0GF

£260,000 Freehold

- Detached House
- Well Kept Accommodation
- Three Bedrooms
- Two Bathrooms
- Single Garage

Located on a quiet no through road on the popular Elsea Park development. This property offers good size family accommodation coupled with a larger than average rear garden. Viewing is recommended to appreciate everything this property has to offer.







GROUND FLOOR

ACCOMMODATION
Front door and glazed side panel to Entrance Hallway: Inset floor mat, telephone point, wall mounted thermostatic heating control, stairs to first floor.

CLOAKROOM
Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, radiator, extractor fan.

LOUNGE
9' 8" x 17' 10" (2.95m x 5.44m) Two radiators, TV point, telephone point, French doors opening to rear.

KITCHEN/DINER
9' 4" x 17' 10" (2.84m x 5.44m) wall mounted and floor











standing fitted cupboards with complimentary worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring gas hob extractor canopy over, electric oven, space and plumbing under worktop for dishwasher, space for fridge and freezer, radiator, ceramic floor tiles, inset ceiling spot lights.

UTILITY ROOM

Floor standing fitted cupboards with complimentary worktops and splash back tiling, inset stainless steel sink and drainer, space and plumbing for automatic washing machine, ceramic floor tiles, wall mounted gas central heating boiler, under stairs storage cupboard, ceramic floor tiles, part glazed door to outside.

FIRST FLOOR LANDING

Access to roof storage space, radiator, window to rear, airing cupboard housing hot water tank and shelving.

BEDROOM 1

11' 10" x 9' 5" (3.61m x 2.87m) TV point, built in wardrobes, window to front and side.

ENSUITE

Corner shower cubicle, low level WC with concealed flush, pedestal wash hand basin, radiator, splash bacnk tiling, electric shaver point, inset ceiling spots, extractor fan.

BEDROOM 2

9' 9" x 8' 7" (2.97m x 2.62m) Built in wardrobe, radiator, window to rear.

BEDROOM 3

8' 7" x 8' 10" (2.62m x 2.69m) Radiator, window to front.

FAMILY BATHROOM

Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, white heated ladder towel rail, inset ceiling spots, extractor fan, electric shaver point.

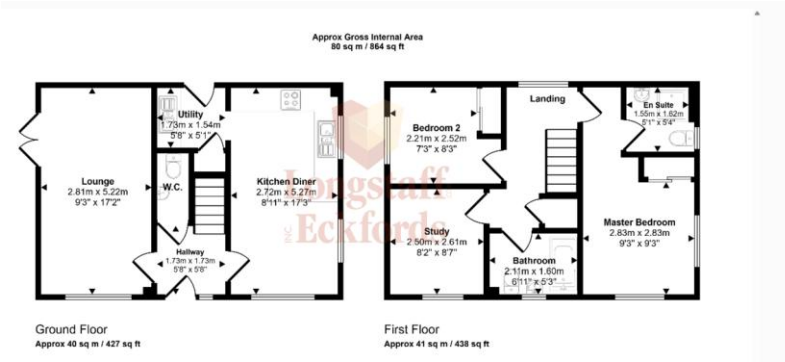
EXTERNALLY

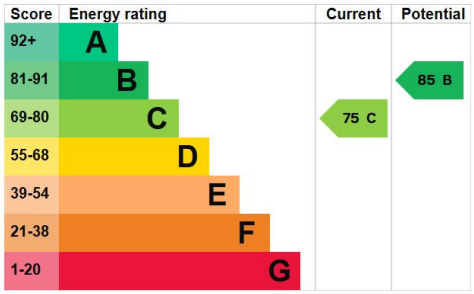
The front of this property is open plan and benefits from an area of lawn and a mature well kept hedge to the front boundary. A gate at the side of the house gains access to the larger than average garden. There is a gravelled bin storage are, outside tap and light. A pathway leads to the main section of the garden where there is a paved patio a large lawn and attractive shrub borders. Overall a haven to sit and relax in.

DIRECTIONS

From Eckfords & Longstaff office turn right and proceed to the centre of Bourne. At the traffic lights continue straight over to the large roundabout at the edge of Bourne. Take the fourth exit off the road about onto Elsea Park. Proceed to the end of Tilia Way and turn left. Turn Right into Campion Way and then right again into Buttercup. Turn left into Coppice Way. Number three is located on the left hand side.

What3Words: described.fraction.remarks





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: 18169
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

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