

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



48 Sandown Drive, Bourne, PE10 0WP

£120,000 Freehold

- Ground Floor Apartment
- Spacious Accommodation
- Two Double Bedrooms
- Lounge
- Modern Kitchen

This ground floor apartment offers bright and spacious accommodation. Ideal for first time buyers, investors or someone looking to downsize. Viewing is recommended to appreciate everything that this property has to offer including no onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



AGENTS NOTE

This leasehold flat has a long remaining lease of approximately 105 years.

The current service charges are:

Management Fee £1200 per calendar month & Elsea Park Community Trust Fund £300 per annum.

Please note a new boiler was fitted in April 2026.

GROUND FLOOR

ACCOMMODATION

Front door to Entrance Hallway: Radiator, wooden effect vinyl flooring, airing cupboard housing hot water tank and shelving, storage cupboard, wall mounted thermostat heating control.



LOUNGE/DINER

12' 10" x 12' 11" (3.91m x 3.94m) TV point, telephone point, two radiators, two windows to front. Open through to Kitchen.

KITCHEN

7' 9" x 10' 8" (2.36m x 3.25m) Fitted wall mounted and floor standing wooden effect cupboards with complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring gas hob with extractor canopy over, double electric oven, integrated washing machine, space and plumbing under worktop for dishwasher, space for fridge/freezer, inset ceiling spots, vinyl flooring.

BEDROOM 1

13' 0 MAX " x 12' 0" (3.96m x 3.66m) TV point, telephone point, built in double wardrobe, radiator, window to rear.

ENSUITE SHOWER ROOM

Double width shower cubicle with glass sliding door, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, radiator, extractor fan, inset ceiling spot lights.

BEDROOM 2

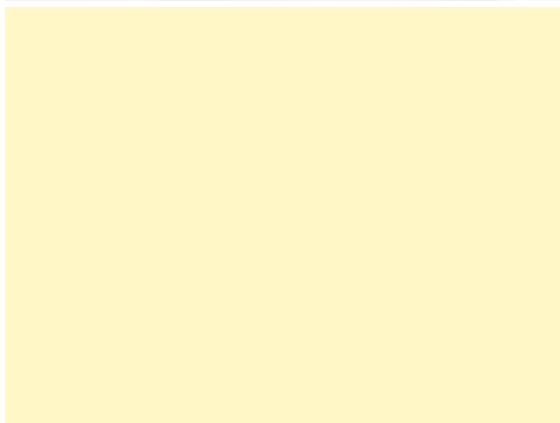
8' 9" x 13' 0" (2.67m x 3.96m) Two windows to front, radiator.

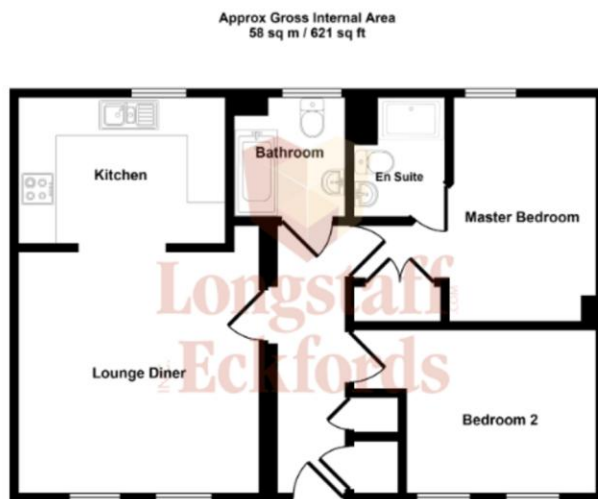
BATHROOM

Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, vinyl flooring, splash back tiling, inset ceiling spot lights, extractor fan, radiator, electric shaver point.

EXTERNALLY

There is a communal car park at the rear of the flats and this particular flat has one allocated parking space.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND A

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.

Ref: 18168

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.co.uk

www.longstaff.co.uk