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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



24 Cecil Close, Bourne, Lincolnshire. PE10 9QP

Guide Price £265,000 Freehold

- Enclosed Rear Garden
- Single Garage and Off-Road Parking
- Bright, Modernised Interior
- Two Double Bedrooms
- No Onward Chain

Situated in a quiet cul-de-sac within the popular market town of Bourne, this modern two-bedroom detached bungalow offers well-presented accommodation throughout. The property benefits from a bright and contemporary interior, an enclosed rear garden, single garage, and off-road parking.

SPALDING 01775 766766 BOURNE 01778 420406

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



DESCRIPTION

Situated in a quiet cul-de-sac within the popular market town of Bourne, this modern two-bedroom detached bungalow offers well-presented accommodation throughout. The property benefits from a bright and contemporary interior, an enclosed rear garden, single garage, and off-road parking. Conveniently located close to local amenities and transport links, this attractive bungalow is ideal for those seeking comfortable single-storey living in a desirable residential setting.

HALLWAY

6' 7" x 6' 2" (2.01m x 1.89m) + (2.06m x 0.90m) An 'L'-shaped entrance hallway with grey carpet, blue painted walls and a radiator. Providing access to the kitchen, lounge, both bedrooms and the bathroom.



LOUNGE

11' 8" x 11' 3" (3.57m x 3.45m) A large, well-proportioned reception room featuring a large front-facing window allowing plenty of natural light, complemented by grey carpet, blue painted walls and a radiator.

BEDROOM ONE

11' 10" x 11' 9" (3.62m x 3.59m) A spacious double bedroom with a window overlooking the rear garden, finished with grey carpet, blue painted walls and a radiator.



BEDROOM TWO

12' 2" x 8' 9" (3.71m x 2.68m) A comfortable double bedroom with a window overlooking the front of the property, complemented by grey carpet, blue painted walls and a radiator.

BATHROOM

8' 2" x 6' 5" (2.49m x 1.97m) A modern bathroom fitted with a panelled bath with shower over, W/C and wash hand basin. Finished with attractive marble tiled walls, distinctive contemporary vinyl flooring, built-in storage cupboards and a frosted window providing natural light and privacy.



KITCHEN/DINER

11' 3" x 12' 1" (3.43m x 3.70m) A modern kitchen fitted with a range of dark blue wall and base units complemented by speckled work surfaces, incorporating a built-in oven, hob and extractor hood. Finished with contemporary vinyl flooring, blue painted walls and a radiator. Two windows, including a large window overlooking the rear garden, provide an abundance of natural light, while a door leads through to the conservatory.

CONSERVATORY

6' 6" x 5' 10" (1.99m x 1.79m) A light and airy conservatory with windows surrounding, painted lower wall sections and matching contemporary vinyl flooring to the kitchen. A door provides access to the enclosed rear garden.



GARDEN

An enclosed rear garden featuring a well-maintained lawn area, landscaped borders and mature bushes providing a pleasant and established setting. A gate gives access to the side driveway, leading to the single garage and providing off-road parking.

GARAGE

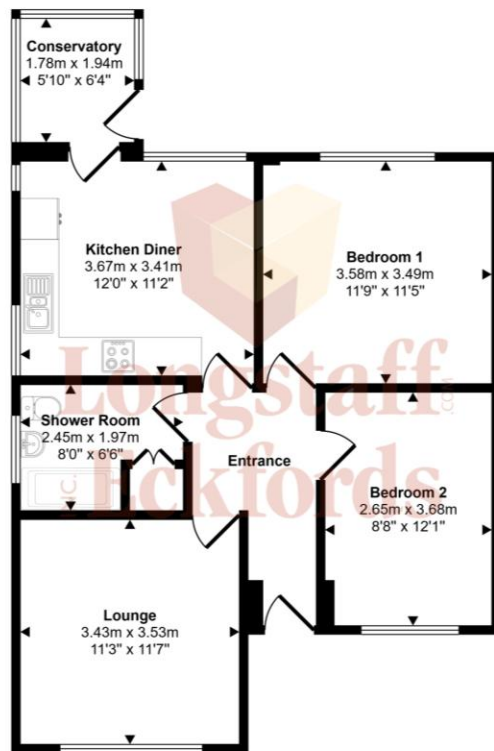
A single garage providing useful additional storage space, with access via the side driveway.

SERVICES

We understand the property has the benefit of a gas central heating system, and mains electric, water and foul drainage connections. Interested parties are advised to make their own enquiries and satisfy themselves regarding the suitability and availability of services.



Approx Gross Internal Area
65 sq m / 697 sq ft



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.



TENURE Freehold

EPC RATING D (60)
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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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.

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