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Longstaff.com INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



54 Mill Drove , Bourne , PE10 9BY

£289,950 Freehold

- Semi Detached House
- Entrance Hallway, Cloakroom
- Lounge
- Dining Room
- Kitchen

A unique opportunity has arisen to purchase this extended semi detached house located in arguably one of Bourne's most sought after locations. The accommodation includes two reception rooms, three bedrooms and a large plot. Viewing is highly recommended.







GROUND FLOOR

ACCOMMODATION
uPVC part glazed front door to Entrance Porch: Cloakroom off, low level WC, wall mounted wash hand basin, extractor fan, vinyl flooring.

HALLWAY
Radiator, under stairs storage space, stairs to first floor.

LOUNGE
11' 0" x 18' 6" (3.35m x 5.64m) Open fire place, stone surround, wooden mantle, paved hearth, dado rail, three wall light points, radiator, window to front and rear.

DINING ROOM
12' 4" x 11' 1" (3.76m x 3.38m) Dado rail, two wall light points, two built in storage cupboards, radiator, window to rear.











KITCHEN
15' 5" x 8' 10" (4.7m x 2.69m) Fitted wall mounted and floor standing wooden fronted cupboards, fitted worktops and splash back tiling, inset stainless steel sink and double drainer with mixer taps, space and plumbing under worktop for automatic washing machine and fridge, space for cooker, wall mounted thermostatic heating control, radiator, uPVC door opening to rear.

FIRST FLOOR LANDING
Airing cupboard housing hot water and shelving.

BEDROOM 1
12' 3" x 11' 0" (3.73m x 3.35m) Two wall light points, radiator, window to rear.

BEDROOM 2
11' 1" x 8' 9" (3.38m x 2.67m) Radiator, window to rear.

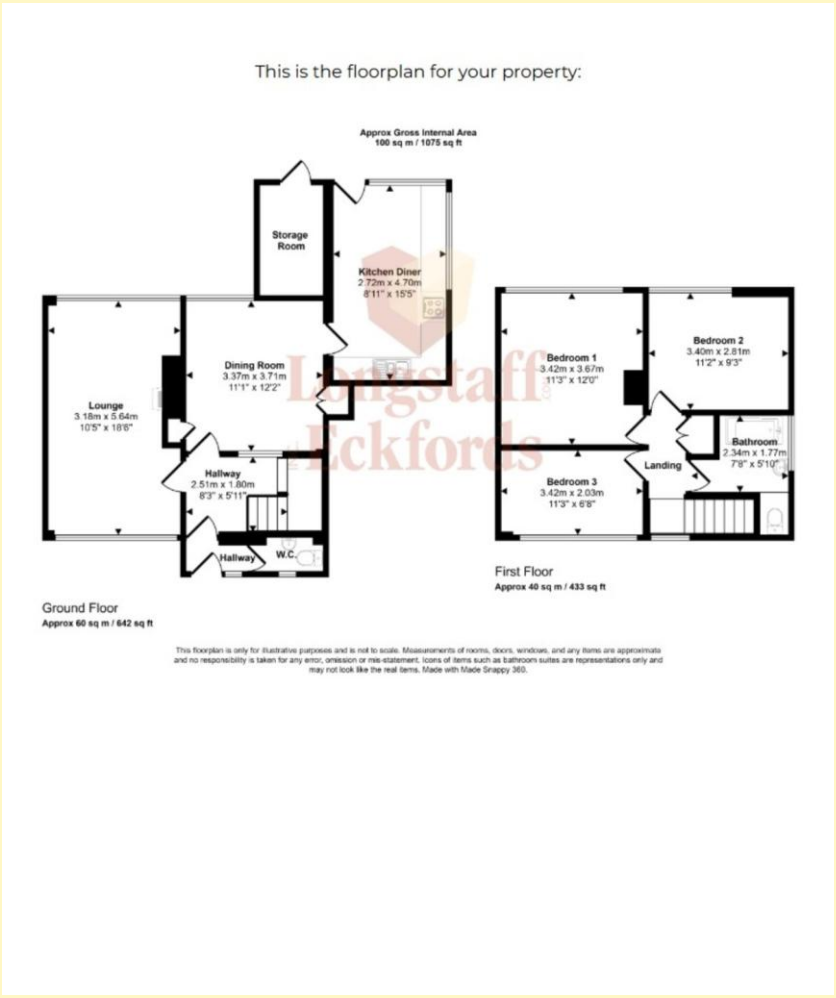
BEDROOM 3
6' 8" x 11' 0" (2.03m x 3.35m) Radiator, window to front.

BATHROOM
Panelled bath with shower over, wall mounted wash hand basin, low level WC, complimentary splash back tiling, vinyl flooring, radiator, wall mounted electric heater.

EXTERNALLY
The front of this house is mostly laid to gravel for easy maintenance and has several mature flowering shrubs. A hardstanding driveway provides off road parking for several cars and leads to a single garage with an up and over garage door.
The rear garden is a lovely feature of this property and is split into several sections. There is a large neat lawn with shrub borders. A paved and gravelled patio seating area and at the rear of the garden is a separate area which has been laid to gravel and benefits from a greenhouse.

DIRECTIONS
From Eckfords and Longstaff office turn left and proceed heading North along North Street and continue into North Road. At the edge of Bourne turn right into Milldrove. Number 54 is located on the right hand side.

AMENITIES
Bourne benefits from national and local shops. There are many bars, restaurants and takeaways and excellent primary and senior schools including Bourne Grammar and Bourne Academy. From Bourne there are bus links to both Peterborough and Stamford and from Peterborough direct train links to London Kings Cross.



TENURE Freehold

SERVICES TBC

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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