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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



13, Cecil Close, Bourne, Lincolnshire. PE10 9QP

£265,000 Freehold

- Detached Bungalow
- Entrance Hallway
- Lounge
- Modern Fitted Kitchen
- Two Double Bedrooms

This detached bungalow offers spacious accommodation including two double bedrooms, a modern fitted kitchen, lounge and wet room. It is being sold with no onward chain and viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



AGENTS NOTE

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ACCOMMODATION

uPVC part glazed front door to Entrance Porch: Second glazed door to Entrance Hallway: Radiator, access to roof storage space.



LOUNGE

11' 4" x 14' 4" (3.45m x 4.37m) TV point, telephone point, two wall light points, radiator, window to front.

KITCHEN/DINER

12' 5" x 11' 0" (3.78m x 3.35m) Fitted wall mounted and floor standing cream fronted cupboards including tall larder style cupboard, complimentary work tops and splash backs, inset one and a quarter bowl porcelain sink and drainer with mixer tap, four ring gas hob with extractor fan over, eye level double electric oven, space and plumbing under worktop for automatic washing machine, further space for additional white good, wooden effect vinyl flooring, part glazed door to rear.



BEDROOM 1

12' 4" x 11' 3" (3.76m x 3.43m) Radiator, window to rear.

BEDROOM 2

11' 3" x 9' 8" (3.43m x 2.95m) Radiator, window to front.

WET ROOM

Triton electric shower with glass screen, low level WC with concealed flush, pedestal wash hand basin, chrome heated ladder towel rail, non slip flooring, complimentary splash back tiling, extractor fan.



EXTERNALLY

The front garden is mostly laid to gravel for an easy maintenance garden. A driveway at one side provides off road parking and leads to the single garage.



The rear garden is surprisingly spacious and continues to both the side and rear. Again this is mostly laid to paving and gravel for easy maintenance.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE Freehold

SERVICES Electric, Gas, Water

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.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		