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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



23 Willoughby Road, Bourne, Lincolnshire, PE10 9JP

£220,000 Freehold

- Good Size Corner Plot
- Individual Detached Bungalow
- Kitchen
- Lounge
- No Onward Chain

This bungalow offers potential buyers such great potential. It is located in a popular older part of Bourne and is within close proximity of good local schools and all the amenities. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Part glazed timber door to Entrance Hallway:
Radiator, access to roof storage space.

Lounge

13' 1" x 12' 0" (3.99m x 3.66m) Fireplace with
tiled surround, (This may be able to be opened
up buyers should make their own enquires)
Radiator, window to front and side.





Kitchen/Diner

12' 7" (max) x 12' 3" (3.84m x 3.73m) Floor standing cupboard and sink unit, further floor standing and wall mounted cupboard, door to inner lobby, part glazed door to rear.



Inner Lobby

Cupboard housing gas central heating boiler, part glazed door to rear.

Bedroom 1

11' 11" x 11' 2" (3.63m x 3.40m) Built in wardrobe, radiator, window to front.

Bedroom 2

8' 6" x 12' 8" (2.59m x 3.86m) Built in wardrobe, radiator, window to rear.



Shower Room

Corner shower cubicle with curved glass screen, pedestal wash hand basin, low level WC, complimentary splash back tiling, ceramic floor tiles, white heated ladder towel rail, airing cupboard housing hot water tank and shelving.



Garden

This bungalow benefits from a large corner plot with the return side frontage of Bede House Bank. The front of the bungalow benefits from a large block paved patio and areas of gravel which provide off road parking for several cars and leads to a single garage with an up and over door. The rear garden is again mostly laid to gravel for easy maintenance. The garden continues to the side and this area benefits from an area of lawn.





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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Electric, Water, Gas

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: S-3808239

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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