

EST 1770



# Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



19 Mountbatten Way, Bourne, Lincolnshire, PE10 9YF

- Detached, Stour Type Parker Bungalow
- Attractive Rear Garden
- Conservatory
- Double Garage
- Entrance Hallway

**£420,000 Freehold**

Mountbatten Way is a popular and desirable location on the North side of Bourne. Number 19 is a tidy example of this type of bungalow and offers buyers spacious accommodation.

SPALDING 01775 766766 BOURNE 01778 420406

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





#### **Accommodation**

uPVC front door to Entrance Porch: Second part glazed door to spacious Entrance Hallway: 14' 3" x 7'10" Radiator, telephone point, deep walk in airing cupboard housing hot water tank, access to roof storage space, which is fully boarded.

#### **Breakfast/Kitchen**

13' 4" max x 12' 1" (4.06m x 3.68m) Fitted wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer, integrated dishwasher, fitted electric oven, four ring induction hob with extra fan over, radiator.





#### Utility Room

5' 5" x 11' 6" (1.65m x 3.51m) Fitted cupboards with complimentary work top and inset sink, space and plumbing for automatic washing machine, radiator. part glazed door to outside.

#### Lounge

13' 0" x 17' 4" (3.96m x 5.28m) Electric fire, polished stone back plate and hearth, TV point, telephone point, sliding patio door to Conservatory.

#### Dining Room

10' 9" x 9' 8" (3.28m x 2.95m)

#### Conservatory

9' 1" x 11' 0" (2.77m x 3.35m) uPVC double glazed lean too Conservatory. Twin doors opening to rear garden and single door at side.

#### Bedroom 1

13' 4" x 13' 5" (4.06m x 4.09m) Radiator, window to rear.

#### Ensuite

5' 9" x 7' 0" (1.75m x 2.13m) Corner shower cubicle, circular wash hand basin, low level WC, fully tiled walls, heated ladder towel rail.

#### Bedroom 2

9' 10" x 9' 6" (3.00m x 2.90m) Radiator, window to rear.

#### Bedroom 3

13' 4" x 10' 5" (4.06m x 3.17m) Radiator, window to front.

#### Family Shower Room

7' 6" max x 6' 1" (2.29m x 1.85m) Double width walk in shower to one wall with splash boards, pedestal wash hand basin, low level WC, bidet, splash back tiling, tiled flooring, radiator.

#### Garden

The front of this bungalow is open plan and benefits from a colourful brick paved driveway providing off road parking for several cars and leading to a double garage. The rear garden is a lovely feature of this property and is fully enclosed. It benefits from lawn, gravelled patio areas and mature ornamental shrubs and bushes. To the other side of the bungalow is a concrete path with further outside storage and a gate gaining access to the front.

#### Double Garage

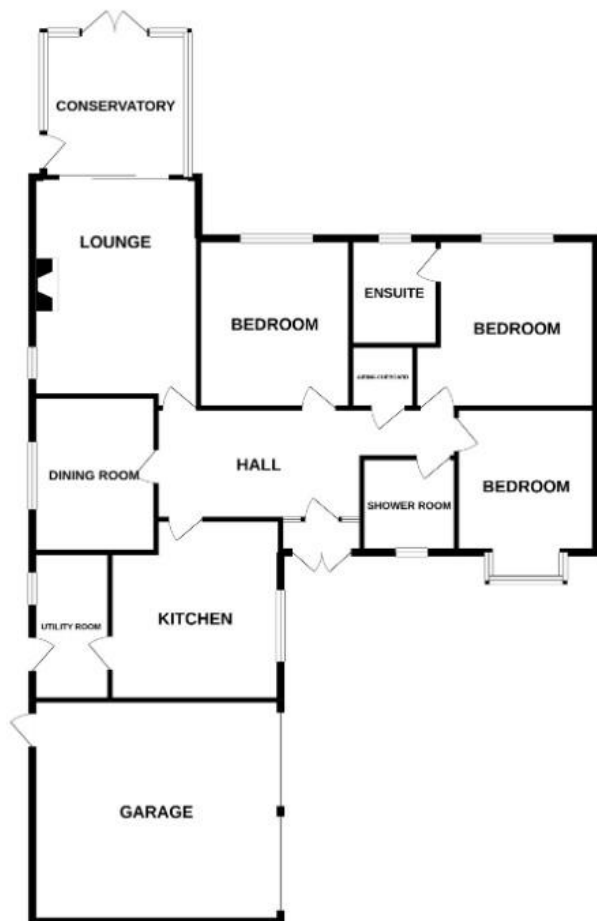
18' 10" x 16' 9" (5.74m x 5.11m) Electric roller garage door, power and light connected.

#### AGENTS NOTE.

This property benefits from a modern eco friendly electric heating system which was installed approximately 2 years ago and also has 15 solar panels with battery back up. The owner benefits from cheaper electricity bill.



GROUND FLOOR  
1703 sq.ft. (158.2 sq.m.) approx.



**TENURE** Freehold

**SERVICES** Electric, Gas, Water

**COUNCIL TAX BAND D**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

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: S-3778046**

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.com](mailto:boume@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)

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