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Longstaff INC. Eckfords

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103 North Road, Bourne, Lincolnshire. PE10 9BU

£630,000 Freehold

- Detached Family House
- Envious Location
- Four Double Bedrooms
- Two Reception Rooms
- Very Large Plot

This individual detached house is situated on a very large plot with potential (subject to normal planning permissions to extend or build on the land at the side). Viewing is highly recommended at the earliest opportunity to appreciate everything that this particular property has to offer. Planning Permission for a bed detached was originally granted 31/01/2020 under reference S19/1928 this has now lapsed but can still be viewed on South Kesteven District website under planning and control.

SPALDING 01775 766766 BOURNE 01778 420406

**Accommodation**

Part glazed front door to spacious Entrance Hallway: 25'7" x 6'5", radiator, telephone point, stairs to first floor, under stairs storage cupboard, wall mounted thermostatic heating control.

Kitchen

11' 4" x 12' 3" (3.45m x 3.73m)

Fitted wall mounted and floor standing white fronted cupboards, complimentary worktops and splash backs, inset one and a quarter polycarbonate sink and drainer with mixer tap, four ring gas hob, double electric oven, space for tall fridge and separate freezer, space and plumbing under worktop for automatic washing machine, space for tumble dryer, wooden effect vinyl flooring, radiator.



Lounge

Originally two separate rooms. First half 11'4" x 12'2"

Radiator, bay window to rear, gas fire, archway through to: Second half 13'2" x 12'2" Radiator, bay window to front, TV point, gas fire.

Sitting Room

12' 2" x 15' 2" into bay (3.71m x 4.62m)



Conservatory

10' 7" x 19' 3" (3.23m x 5.87m)

Constructed dwarf brick walls, double glazed window, solid roof, ceramic floor tiles, two radiators, French doors opening to rear garden.

Landing

Radiator.



Bathroom

7' 1" x 12' 6" (2.16m x 3.81m)

Low level WC with concealed flush, pedestal wash hand basin, spa bath with water jets and mixer shower attachment, large walk in shower to one wall with complimentary splash back tiling and glass screen, radiator, ceramic floor tiles.

Bedroom 1

13' 2" x 12' 2" (4.01m x 3.71m)

Radiator, window to front and side.



Bedroom 2

13' 2" x 12' 2" (4.01m x 3.71m)

Radiator, window to front.

Bedroom 3

11' 5" x 12' 2" (3.48m x 3.71m)

Radiator, window to rear.



Bedroom 4

11' 5" x 12' 2" (3.48m x 3.71m)

Radiator, window to rear.



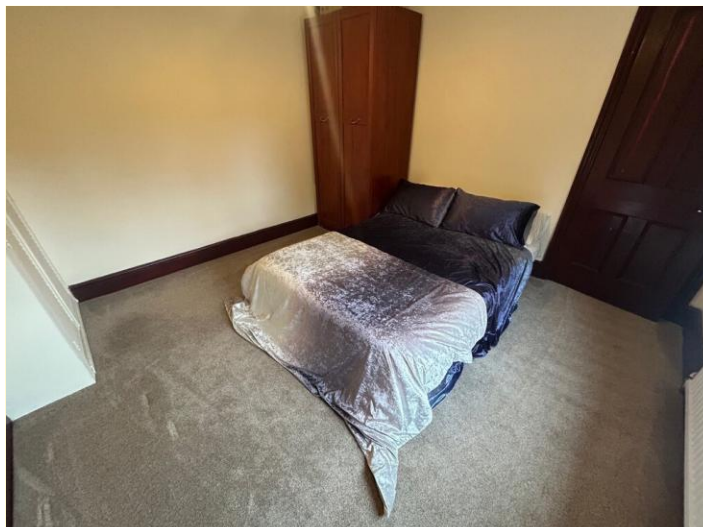
Bathroom

6' 3" x 8' 2" (1.91m x 2.49m)

Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC with concealed flush, radiator, complementary splash back tiling, wooden effect vinyl flooring, access to roof storage space.

Garden

The front of this house is open plan. There is a curved driveway to provide off road parking for several cars. The remainder of the front garden benefits from a large lawn to either side of then house and mature trees and shrubs. Towards the end of the driveway there is a detached garage which would benefit from some improvements. The rear garden is another lovely feature of this property it offers a good degree of outside space. There is a very large lawn with either flower or vegetable borders and and also a large hardstanding patio area.



AGENTS NOTE

The land at the front and to the left of the house when you look at it from the road., previously had planning permission for a four bed detached house. This planning has now lapsed but subject to normal planning conditions this may be able to be reinstated if a buyer wanted to develop the land themselves. The sellers have put an overage clause on the title that if this land is developed they will be able to claim back 25% of any profit made from the development for the next 20 years Buyers should make their own investigations through their legal representatives.





GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Electric, Gas, Water

COUNCIL TAX BAND E

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-3600335

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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