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# Longstaff INC. Eckfords

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



28 Cedar Drive, Bourne, Lincolnshire, PE10 9SQ

**£350,000 Freehold**

- Beautiful Well Kept Gardens
- Detached Bungalow
- Envious Views at the Rear
- Kitchen/Diner
- Three Double Bedrooms

This beautifully presented detached bungalow is ideal for anyone wanting to downsize. Located in a desirable residential location this property should be viewed to appreciate everything that it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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





### **Accommodation**

Part glazed front door to Entrance hallway:  
Radiator, laminate flooring, access to roof storage space, deep storage cupboard, airing cupboard housing gas central heating boiler and shelving.

### **Lounge**

15' 7" x 14' 4" (4.75m x 4.37m) Electric fire with timber surround, polished stone back plate and hearth, TV point, sliding patio doors to outside, radiator, telephone, laminate flooring.





### **Kitchen/Diner**

8' 8" x 17' 7" (2.64m x 5.36m) Fitted wall mounted and floor standing cream fitted cupboards including glass fronted display cabinets, complimentary work tops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, double electric oven, integrated washing machine, fridge and freezer, wooden effect vinyl flooring, radiator, TV point, French doors to outside.



### **Bedroom 1**

11' 10" x 11' 3" (3.61m x 3.43m) Radiator, window to front.

### **Bedroom 2**

11' 8" x 8' 9" (3.56m x 2.67m) Radiator, window to front.

### **Bedroom 3**

8' 5" x 8' 8" (2.57m x 2.64m) Radiator, window to side.



### **Shower Room**

Corner shower cubicle with curved glass door, pedestal wash hand basin, low level WC with concealed flush, fully tiled walls, vinyl flooring, chrome heated ladder towel rail.

### **Gardens**

The front of this bungalow is open plan. A long block paved driveway provides off road parking for several cars and leads to a detached single garage with an up and over door. The remainder of the front garden is laid to a neat shaped lawn. A gate gains access to the fully enclosed rear garden. The rear garden is an absolutely lovely feature of this bungalow. It has a block paved patio with the remainder laid to a neat shaped lawn with shrub and flower borders. At the rear of the bungalow there is another seating area to enjoy the enviable views over looking open fields and countryside.



**TENURE** Freehold

**SERVICES** Electric, Gas, Water

**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-3760980**

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

