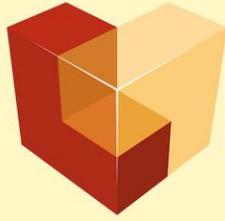


EST 1770



Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



24 Mountbatten Way, Bourne, Lincolnshire, PE10 9YA

£400,000 Freehold

- Breakfast/Kitchen & Utility Room
- Detached Bungalow
- Entrance Hallway
- No Onward Chain
- Popular Residential

This bungalow is located on the East side of Bourne in a popular residential location. It has been exceptionally well maintained and is being sold with no onward chain. It has the added benefit of solar panels yielding an annual income. Overall a very well presented property and should be viewed to appreciate

SPALDING 01775 766766 BOURNE 01778 420406



Accommodation

uPVC part glazed front door and glazed side panels to spacious Entrance hallway: 22'3" x 7'8" radiator, dado rail, telephone point, access to roof storage space, large walk in airing cupboard, wall mounted central heating control.

Breakfast/Kitchen

13' 5" x 11' 10" (4.09m x 3.61m) Fitted wall mounted and floor standing wooden fronted cupboards including 4 drawers, complimentary granite worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, eye level double electric oven, integrated dishwasher and fridge, radiator, ceramic floor tiles, under floor heating spots a round base units, inset ceiling spot lights.

Utility Room

5' 4" x 11' 4" (1.63m x 3.45m) Fitted wall mounted and floor



standing cupboards to one wall, fitted worktop, inset stainless steel sink and drainer, further fitted worktop with space and plumbing under for automatic washing machine and tumble dryer, ceramic floor tiles, space for fridge/freezer, part glazed uPVC door to rear.

Lounge

13' 0" x 17' 3" (3.96m x 5.26m) Living flame coal effect gas fire, timber surround, polished stone back plate and hearth, TV point, telephone point, sliding patio doors to Conservatory, radiator.

Dining Room

9' 9" x 10' 9" (2.97m x 3.28m) Radiator, window to side.

Conservatory

10' 1" x 12' 6" (3.07m x 3.81m) Dwarf brick walls with uPVC units over, pitched K Glass roof, ceramic floor tiles, two wall light points, French doors opening to rear garden.

Bedroom 1

13' 4" x 13' 5" (4.06m x 4.09m) Built in wardrobes with bed space between and over bed wall cupboards, matching bedside units and chest of drawers, radiator, window to rear.

Ensuite Shower Room

5' 9" x 7' 0" (1.75m x 2.13m) Corner shower cubicle with curved glass screen, wash hand basin with vanity cupboard under, low level WC with concealed flush, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail, inset ceiling spot lights.

Bedroom 2

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

Bedroom 3

8' 2" x 9' 8" (2.49m x 2.95m) Radiator, bay window to front.

Family Bathroom

Panelled bath with mixer shower attachment, low level WC, pedestal wash hand basin, fully tiled walls, ceramic floor tiles, electric shaver point and light over sink, radiator.

Externally

The front of this bungalow is open plan and benefits from a large block paved driveway providing off road parking for several cars and leading to a double garage with an electric up and over door. The rear garden benefits from paving around the conservatory and a paved patio with further paved leading to a greenhouse. The remainder of the garden is laid to lawn with shrub borders.

Double Garage

16' 8" x 18' 3" (5.08m x 5.56m) Electric up and over door, power and light connected, wall mounted gas central heating boiler, pedestrian door opening outside of bungalow.

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients 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 dient(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-3652306

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