

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



34 West Street, Bourne, Lincolnshire, PE10 9NE

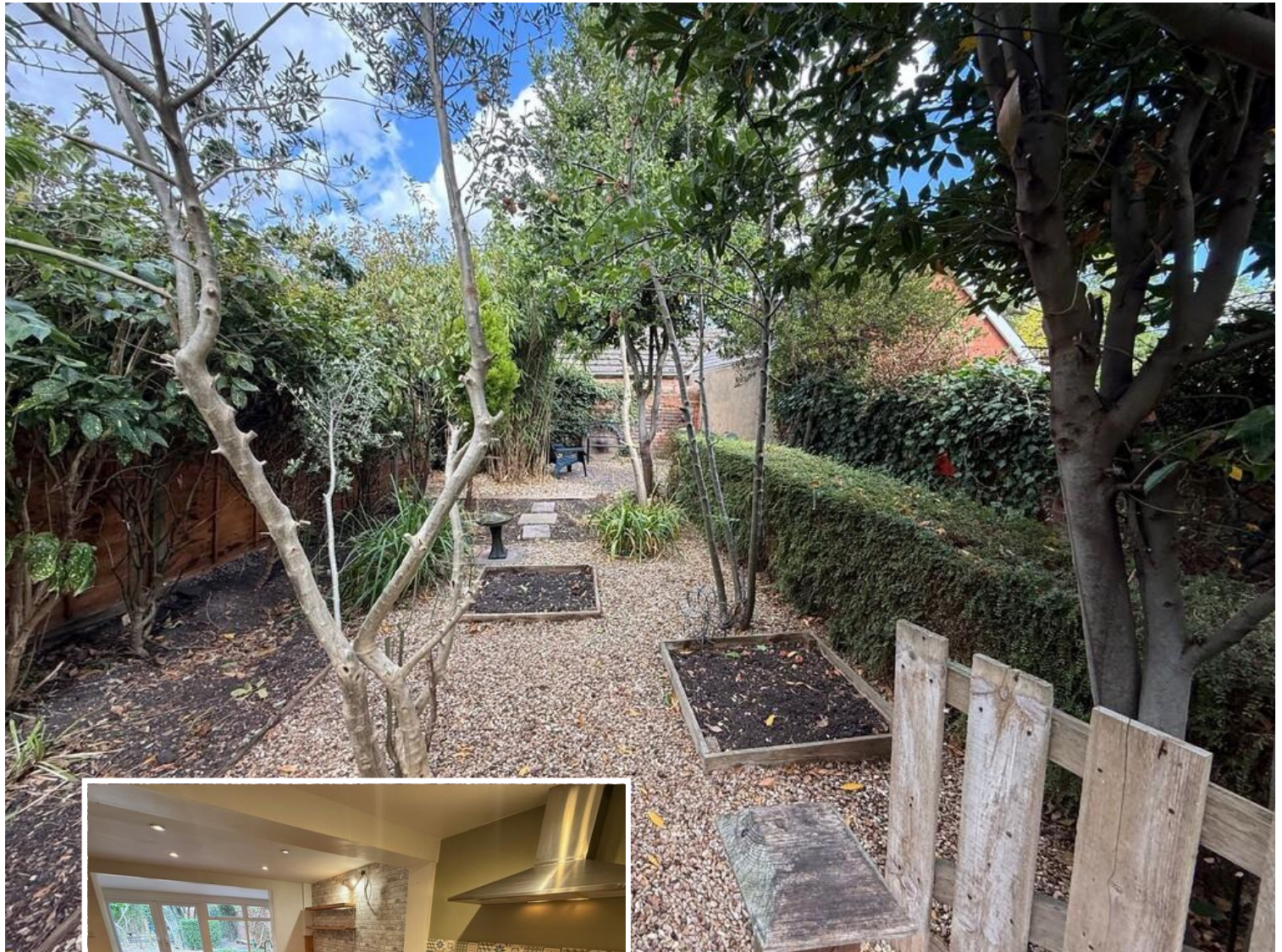
£259,995 Freehold

- Close to all Local Amenities
- Living Kitchen
- Lounge
- Mid Terraced Cottage
- No Onward Chain

This town centre cottage is perfectly located for local bars shops and restaurants and just a short walk from excellent primary and senior schools including Bourne Grammar school. It should be viewed to appreciate the well presented spacious accommodation it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Front door opening to Entrance Lobby: Tiled flooring,
Latched timber door opening to Entrance Hallway:
Tiled flooring radiator, dado rail.

Lounge

12' 0" x 17' 7" (3.66m x 5.36m) Recessed fire place,
brick back plate, paved hearth, timber mantle, tiled
flooring, one wall light point, TV point, radiator.

Cloakroom

Low level WC with concealed flush, pedestal wash hand
basin, splash back tiling, radiator, tiled flooring.



Kitchen/Diner

Dining Area 6'11" x 11'9" Tiled flooring, floor to ceiling built in storage cupboards to one wall, radiator- Open through to Kitchen 9'6" x 14'6" Fitted wooden worktop with inset porcelain Belfast sink with mixer tap, space and plumbing under worktop for dishwasher and washing machine, free standing butchers block unit with polished stone worktop drawers and cupboard under, space for large American style fridge freezer, five ring gas hob and electric range style cooker with extractor canopy over, built in storage cupboard, radiator, tiled flooring, inset ceiling spot lights, glazed door through to Lounge. Open through to Conservatory. Please note all appliances and butchers block can be included in this sale.

Conservatory

8' 10" x 16' 7" (2.69m x 5.05m) Constructed dwarf brick wall with uPVC units over and two solid walls to each side. Warm sloped roof with inset spot lights, tiled flooring, TV point, telephone point, French doors opening to rear garden.

Landing

Wooden flooring.

Bedroom 1

10' 1" x 12' 3" (3.07m x 3.73m) Access to roof storage space, laminate flooring, radiator, window to front.

Bedroom 2

11' 8" max x 14' 0" (3.56m x 4.27m) Sliding door to storage cupboard housing gas central heating boiler, laminate flooring, radiator, window to rear.

Bedroom 3

12' 5" x 10' 10" (3.78m x 3.30m) Built in wardrobes, laminate flooring, access to roof storage space, radiator, window to front.

Bathroom

5' 10" x 8' 9" (1.78m x 2.67m) Panelled bath, low level WC with concealed flush, pedestal wash hand basin, separate shower cubicle with glass door, complimentary splash back tiling, ceramic floor tiles, radiator, wall mounted electric heater.

Garden

The rear garden is fully enclosed and offers a good degree of privacy. There are five steps leading up from the patio to a small courtyard style garden. This is laid to gravel for easy maintenance and benefits from well stocked flower and shrub borders. Overall a perfect haven to sit and relax in.

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

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-3632508

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.co.uk

www.longstaff.co.uk



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |