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# Longstaff INC. Eckfords

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



34 Broadway Close, Bourne, Lincolnshire, PE10 9BN

**£244,999 Freehold**

- Garage & Large Insulated Timber Shed
- Good Size Rear Garden
- Kitchen
- Link Detached House
- Lounge & Dining Room

This property is located in a popular residential location, it benefits from good size well presented accommodation. Bourne itself has excellent primary and senior schools including Bourne Grammar and both national and local supermarkets. There are regular bus links to both Peterborough and Stamford. Overall a lovely family home with a nice size plot.

SPALDING 01775 766766 BOURNE 01778 420406

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





#### **Accommodation**

uPVC door and part glazed side panel to Entrance

Hallway: Radiator, stairs to first floor.

#### **Lounge**

12' 5" x 12' 4" (3.78m x 3.76m) TV point, radiator,

feature fire place only, two wall light points.

#### **Dining Room**

9' 6" x 7' 8" (2.90m x 2.34m) Vertical radiator, ceramic floor tiles, French Doors opening to rear garden.





### Kitchen

9' 5" x 9' 3" (2.87m x 2.82m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, double electric oven, space and plumbing for automaniac washing machine, space for fridge/freezer, ceramic floor tiles, radiator, deep pantry, part glazed door to rear covered lobby which has a door each end to rear and front gardens.



### Landing

Access to roof storage space, wall light point, storage cupboard.

### Bedroom 1

10' 11" x 10' 9" (3.33m x 3.28m) TV point, radiator, window to rear.

### Bedroom 2

11' 2" x 9' 10" (3.40m x 3.00m) Built in double wardrobes with mirrored fronts, radiator, window to front.



### Bedroom 3

7' 0" x 7' 5" (2.13m x 2.26m) Radiator, window to side.

### Family Bathroom

Panelled bath with shower over and pull out glass screen, wash hand basin with vanity unit, low level WC with concealed flush, chrome heated ladder towel rail, laminate flooring, fully tiled walls, inset ceiling spot lights.

### Garden

The front garden is mostly laid to lawn with attractive trees and plants. A driveway provides off road parking for several cars and leads to a single garage. The rear garden is an absolutely lovely feature of the house. It benefits from a good size lawn and neat borders.. At the rear of the garden is a decked patio seating area. Included in the sale is a timber garden shed and a larger timber fully insulated shed ideal as a office or children's playroom. The office /playroom measures 15'0" x 7'5" and benefits from power and light, laminate flooring and an extractor fan.



### Single Garage

9' 8" x 17' 3" (2.95m x 5.26m) Power and light connected, up and over garage door, pedestrian door opening to rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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-3790109**

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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