

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



# 2 Abbots Close, Bourne, PE10 9JS

# Conservatory

- Entrance Hallway
- Fully Enclosed Rear Garden
- Lounge/Diner
- Modern Kitchen

# £215,000 Freehold

Abbots Close is a popular residential location on the south side of Bourne. It is a short walk to a National supermarket and the local bus stops at the end of Drummond Road. Viewing is highly recommended as this is a very well presented bungalow and will sell quickly.

SPALDING 01775 766766 BOURNE 01778 420406







uPVC part glazed front door to Entrance Hallway: Telephone point, radiator, access to roof storage space, builtin storage cupboard.

#### Kitchen

7' 4" x 12' 5" (2.24m x 3.78m)

Fitted wall mounted and floors tanding cream fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine which is included in the sale, space for fridge/freezer, radiator.













#### Conservatory

8' 0" x 13' 2" (2.44m x 4.01m)

Constructed dwarf brick walls with dark wood effect uPVC units over, polycarbonate sloped roof, radiator, one wall light point, Door opening to outside.

# Lounge/Diner

12' 4" x 12' 8" (3.76m x 3.86m)

Electric fire, timber surround polished stone back plate and hearth, TV point, radiator, bay window to front.

#### Bedroom 2

5' 10" x 10' 10" (1.78m x 3.30m)

Radiator, French doors opening to Conservatory.

#### Bedroom 1

8' 9" x 14' 4" (2.67m x 4.37m)

Radiator, window to rear.

#### Garage

9' 0" x 16' 5" (2.74m x 5.00m)

Up and over garage door, power and light connected.

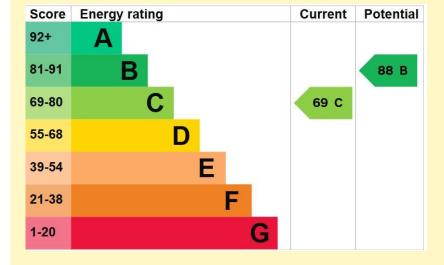
#### **Shower Room**

Double width shower cubide with glass sliding door, pedestal wash hand basin, low level WC, fully tiled walls, ceramic floor tiles, radiator, electric shaver point, wall mounted electric heater, airing cupboard housing hot water tank and shelving, extractor fan.

#### Garden

The front of this bungalow is open plan and laid to an attractive block paved front garden. The block paving continues to one side of the bungalow and leads to a detached single garage and provides off road parking for several cars. A side gate gains access to the fully end osed rear garden. The rear garden benefits from a paved patio area with the remainder laid to a neat lawn. included in the sale is a timber storage shed.





#### **TENURE** Freehold

SERVICES Water, Electric and Gas

#### **COUNCIL TAX BAND B**

#### **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-3652487

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**

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### CONTACT

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