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# Longstaff INC. Eckfords

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



2 Abbots Close, Bourne, PE10 9JS

**£215,000 Freehold**

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

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

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



#### **Accommodation**

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

#### **Kitchen**

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

Fitted wall mounted and floor standing 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 cubicle 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 enclosed 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

R. Longstaff & Co LLP.  
23 North Street  
Bourne  
Lincolnshire  
PE10 9AE

#### CONTACT

T: 01778 420406  
E: [boume@longstaff.com](mailto:boume@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		