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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



76b Austerby, Bourne, Lincolnshire, PE10 9JL

£289,995 Freehold

- Bathroom & Ensuite Shower Room
- Double Garage
- Entrance Hallway & Cloakroom/Utility
- Family Room

A spacious character property benefiting from two good size reception rooms, a modern kitchen/diner and three double bedrooms. Externally this cottage has a lovely size garden, double garage and several off road parking spaces. It is located just off the Austerby and accessed via a shared driveway serving this property and two others. The garden is a lovely feature of the cottage and should be viewed to appreciate the privacy, size and the sunny aspect. Overall a lovely property that should not be over looked.

SPALDING 01775 766766 BOURNE 01778 420406



Accommodation

uPVC stable type front door to Entrance Hallway: Deep built in storage cupboard, ceramic floor tiles, radiator, space for fridge/freezer.

Utility/Cloakroom

Low level WC with concealed flush, wash hand basin, fitted worktop with space and plumbing under worktop for automatic washing machine, floor tiles, radiator, inset ceiling spot lights.

Kitchen/Diner

10' 7" x 12' 1" (3.23m x 3.68m) Fitted wall mounted and floor standing cupboards with complimentary splash back tiling, complimentary wooden effect worktops, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, radiator, French doors opening to rear garden, inset ceiling spotlights, wooden effect vinyl flooring.



Lounge

13' 3" x 16' 1" (4.04m x 4.90m) Fire place with log burning stove and paved hearth, wooden flooring, dado rail with panelling to half walls, radiator, wall mounted gas central heating boiler concealed behind a cupboard, stairs to first floor.

Family Room

6' 7" x 13' 1" (2.01m x 3.99m) Vertical radiator, wooden flooring, two wall light points, two Velux windows with fitted window blinds, door to outside.

Landing

Doors off to all rooms.

Bedroom 1

11' 0" x 12' 11" (3.35m x 3.94m) Centre ceiling light and fan with mood lighting and speakers, access to roof storage space with recently fitted pull down ladder, radiator, window to side.

Ensuite Shower Room

Corner shower cubicle with glass door, low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, wooden effect vinyl flooring, white heated ladder towel rail, large airing cupboard with hot water tank and shelving.

Bedroom 2

7' 5" x 12' 2" (2.26m x 3.71m) Centre ceiling light and fan with mood lighting and speakers, TV point, radiator, window to side.

Bedroom 3

8' 3" x 9' 0" (2.51m x 2.74m) Centre ceiling light and fan with mood lighting and speakers, radiator, window to rear.

Family Bathroom

The bathroom is split into two halves. To one side there is a large walk in wet room type shower with non slip flooring and complimentary splash back tiling and a wash hand basin, the other half benefits from a low level WC with concealed flush, heated ladder towel rail extractor fan and inset ceiling spot lights.

Garden

This property is accessed via a private gravelled driveway. A detached double garage is located at the front of the property. a low level gate gains access to a paved pathway which leads to the front door. In front of the garage there is ample parking for several cars and another gate gains access to the fully enclosed South facing rear garden. The garden benefits from a paved patio and a second decked patio. The remainder is laid to lawn. Included in the sale is a timber summer house 7'7" x 7'6" which is fully insulated.





TENURE Freehold

SERVICES Electric, Gas, Water

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-3721709

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		