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# Longstaff INC. Eckfords

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



1 Brooklands Way, Bourne, Lincolnshire, PE10 9GW

**£210,000 Freehold**

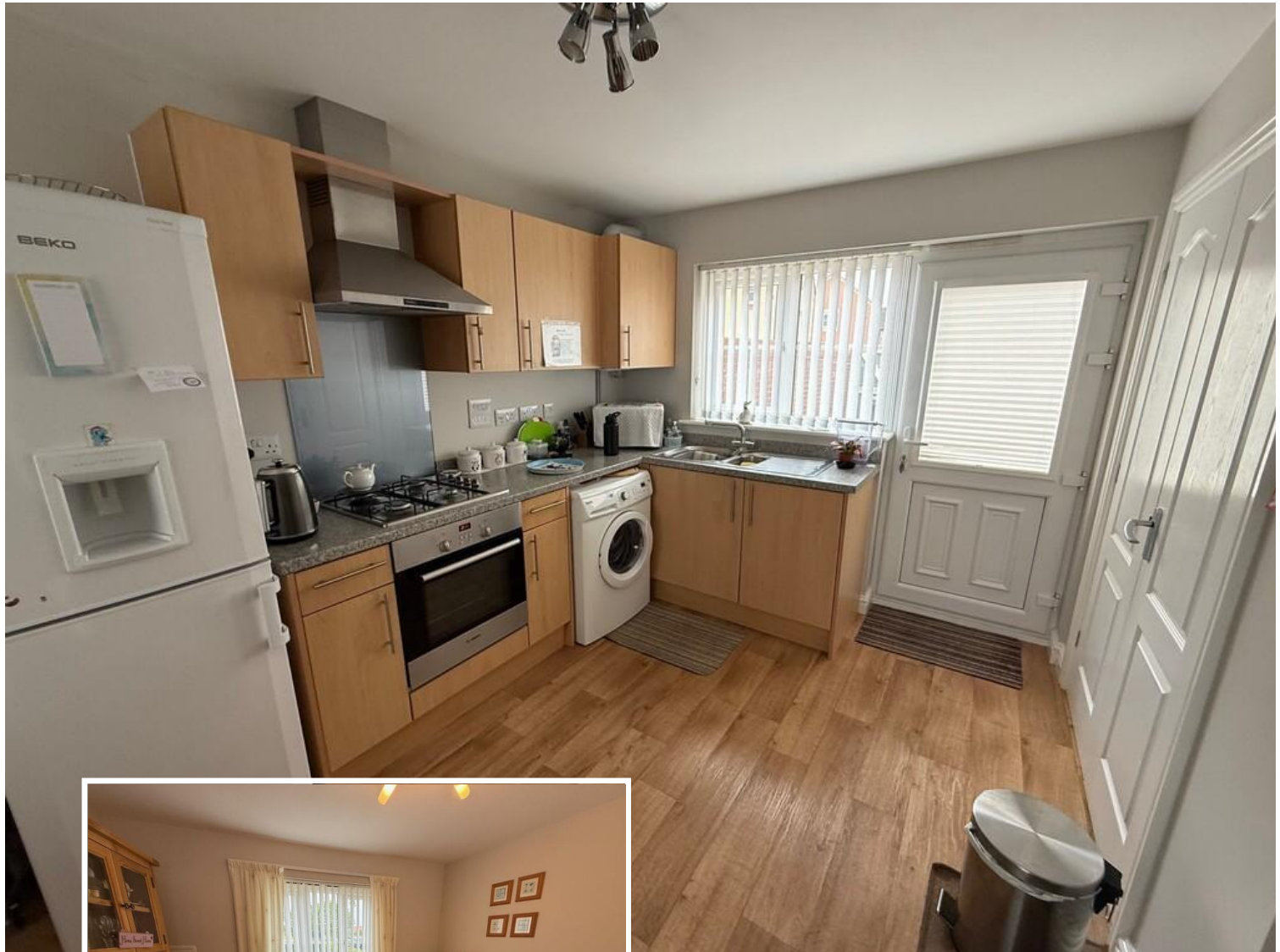
- Entrance Hallway, Cloakroom
- Family Bathroom & Ensuite Shower Room
- Kitchen/Diner
- Low Maintenance Rear

This semi detached house offers spacious accommodation and is extremely well presented throughout. Viewing is highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

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





#### **Accommodation**

Part glazed front door to Entrance hallway, stairs to first floor landing, inset floor mat, radiator, wall mounted thermostatic heating control.

#### **Cloakroom**

Low level WC with concealed flush, wash hand basin, splash back tiling, radiator, wooden effect vinyl flooring, extractor fan.

#### **Kitchen/Diner**

10' 9" max x 17' 0" (3.28m x 5.18m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, large built in storage cupboard/pantry, wooden effect vinyl flooring, part glazed uPVC door to rear, two radiators, window to front and rear.





### Lounge

10' 2" x 18' 2" (3.10m x 5.54m) Two radiators, electric fire, cream surround polished stone back plate and hearth, TV point, telephone point, French doors opening to rear.

### Landing

Access to roof storage space, built in storage cupboard.

### Bedroom 1

10' 2" x 12' 3" max (3.10m x 3.73m) Built in wardrobe, radiator, window to front.

### Ensuite Shower

Shower cubicle, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, white heated ladder towel rail, vinyl flooring, extractor fan.

### Bedroom 2

8' 8" x 11' 2" max (2.64m x 3.40m) Radiator, window to rear.

### Bedroom 3

7' 7" max x 14' 11" (2.31m x 4.55m) Two radiators, window to front.

### Family Bathroom

Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, white heated ladder towel rail, extractor fan.

### Garden

The front of this property benefits from a large neat shaped lawn. The rear garden is easy to maintain and is mostly laid to paving and gravel. At the rear of the garden there is a gate gaining access to the bins and also access to two allocated parking spaces.



#### GROUND FLOOR



#### 1ST FLOOR



**TENURE** Freehold

**SERVICES** Water, Electric and Gas

**COUNCIL TAX BAND A**

#### 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-3785054**

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](mailto:boume@longstaff.co.uk)  
[www.longstaff.co.uk](http://www.longstaff.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		