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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



4 Springbank Drive, Bourne, Lincolnshire, PE10 0GP

£250,000 Freehold

- Detached House
- Ensuite & Family Bathroom
- Entrance Hallway, Cloakroom
- Kitchen/Diner, Utility Room
- Lounge

This detached house is located on the popular Elsea Park development and is ideally situated close to local schools and shops. Bourne itself benefits from regular transport links to Peterborough and Stamford and from Peterborough there are direct train links to London Kings Cross. Viewing is recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

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Accommodation

Front door and part glazed side panel to Entrance
Hallway: Inset floormat, radiator, stairs to first floor,
wall mounted thermostatic heating control.

Cloakroom

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

Lounge

9' 7" x 17' 11" (2.92m x 5.46m) Two radiators, TV point,
telephone point, French doors to outside.



Kitchen/Diner

9' 4" x 17' 10" (2.84m x 5.44m) To kitchen end fitted wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter stainless steel sink and drainer with mixer taps, peninsular breakfast bar with space under for fridge and freezer, four ring gas hob with extractor canopy over, electric oven, radiator, ceramic floor tiles.

Utility Room

6' 0" x 5' 3" (1.83m x 1.60m) Fitted worktop with space and plumbing under for automatic washing machine, wall mounted gas central heating boiler, radiator, storage cupboard, ceramic floor tiles, part glazed door to outside.

Landing

Access to roof storage space, airing cupboard.

Bedroom 1

9' 7" x 17' 11" max (2.92m x 5.46m) TV point, radiator, window to front and side.

Ensuite

Corner shower cubicle, low level WC, pedestal wash hand basin, splash back tiling, vinyl flooring, radiator, extractor fan.

Bedroom 2

9' 11" x 8' 9" max (3.02m x 2.67m) Built in double wardrobe, radiator, window to rear.

Bedroom 3

8' 8" x 8' 11" (2.64m x 2.72m) Radiator, window to front.

Family Bathroom

Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, radiator, electric shaver point.

Garden

The front of this property is open plan, a driveway to one side provides off road parking and leads to a single garage with an up and over door. A gate gains access to the fully enclosed rear garden. The rear garden benefits from a paved patio and the remainder is laid to lawn.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



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-3781434

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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