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# Longstaff INC. Eckfords

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



5 Hereford Square, Bourne, Lincolnshire, PE10 0ZL

**£185,000 Freehold**

- Cloakroom
- Family Bathroom
- Kitchen/Diner
- Lounge
- Modern Mid Terraced House

This modern house is located on the popular Elsea Park Development and is perfect for First Time Buyers, Investors or someone looking to downsize. It is immaculately presented throughout and viewing is highly recommended to appreciate everything it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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### **Accommodation**

Front door opening to Entrance Lobby, second door opening into Lounge.

### **Lounge**

12' 11" max x 12' 0" (3.94m x 3.66m)

TV point, telephone point, radiator, stairs leading to first floor.

### **Inner Hallway**

Cloakroom: Low level WC pedestal wash hand basin, splash back tiling, radiator, wooden effect vinyl flooring, extractor fan. Under stairs storage cupboard.



### **Kitchen/Diner**

7' 1" x 12' 10" (2.16m x 3.91m)

Fitted wall mounted and floor standing wall mounted cupboards, complimentary fitted worktops and splash backs, inset stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over and steel splash back, electric oven, space and plumbing under worktop for automatic washing machine, to opposite wall further fitted cupboards and fitted worktops including three deep pan drawers, wooden effect vinyl flooring, space for fridge freezer, French doors to outside.

### **Bedroom 1**

9' 3" x 12' 10" max (2.82m x 3.91m)

Built in storage cupboard, wall mounted thermostatic heating control, radiator, window to front.

### **Bedroom 2**

7' 2" x 12' 10" (2.18m x 3.91m)

Radiator, window to rear.

### **Bathroom**

Panelled bath with shower over, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, extractor fan, radiator, electric shaver point.

### **Garden**

The front of this mid terraced house is open plan and benefits from two allocated parking spaces. The rear garden is fully enclosed. There is a gate at the rear allowing access for bins to the front. The garden benefits from a paved patio, area of lawn and borders for shrubs and flowers. Included in the sale is a plastic storage unit.



# 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 & Water

**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-3646349**

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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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		