

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



11 Edinburgh Crescent, Bourne, Lincolnshire, PE10 9DS

£185,000 Freehold

- Garage and Workshop
- Large Corner Plot
- Lounge
- Modern Kitchen
- Popular Residential Location

Edinburgh Crescent is a popular residential location and is a short walk to the centre of Bourne. Bourne benefits from a variety of local shops, supermarkets, restaurants and bars. There are regular bus links to both Peterborough and Stamford.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Part glazed UPVC front door to Entrance Porch:
Tiled flooring, second part glazed door leading to
spacious Entrance hallway: Radiator, access to
roof storage space, wall mounted thermostatic
heating control, LVT wooden effect luxury
flooring.



Lounge

12' 11" x 10' 0" (3.94m x 3.05m)

Radiator, TV point, telephone point, UPVC window to front.



Bedroom 1

11' 7" x 11' 4" (3.53m x 3.45m)

Radiator, UPVC window to front.

Kitchen/Diner

9' 10" x 10' 5" (3.00m x 3.17m)

Fitted wall mounted and floor standing light wood effect fitted cupboards with complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine, space for cooker, space for fridge/freezer, built in storage cupboard/pantry, radiator, LVT wooden effect luxury flooring, part glazed UPVC door to rear lobby.



Bedroom 2

7' 6" x 9' 10" (2.29m x 3.00m)

Radiator, UPVC window to rear.

Shower Room

6' 3" x 7' 10" (1.91m x 2.39m) Double width shower cubicle with glass door, wash hand basin with vanity unit under, low level WC with concealed flush, radiator, splash back tiling, ceramic floor tiles.



Externally

This bungalow occupies a lovely size corner plot with a generous garden to both the front and the rear. There is a garage and outbuilding.



Rear Lobby

Cupboard housing gas central heating boiler, part glazed uPVC glazed door to outside.

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 Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S-3735661

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
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		