BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



11 Edinburgh Crescent, Bourne, Lincolnshire, PE10 9DS

Garage and Workshop

- Large Corner Plot
- Lounge
- Modern Kitchen
- Popular Residential Location

£185,000 Freehold

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 BO URNE 01778 420406







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.

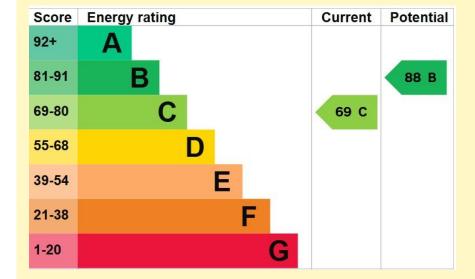
THINKING OF SELLING YOUR HOME?

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

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Viewings are to be a rranged 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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