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Longstaff & Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



35 Abbey Road, Bourne, Lincolnshire, PE10 9EN

£215,000 Freehold

- Enclosed Rear Garden
- Entrance Hallway, Cloakroom
- Family Bathroom
- Lounge & Dining Room
- Mid Terraced Cottage

This property is being sold with no onward chain and is located in an exceptionally good location close to all the local amenities including excellent primary and senior schools. There are regular bus links to both Stamford and Peterborough and a bus to Stamford college. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Canopy porch with tiled flooring, front door opening to good size hallway: 10'1" x 8'3" Ceramic floor tiles, radiator, telephone point, recessed storage cupboard and display cupboard.

Lounge

12' 1" x 12' 0" (3.68m x 3.66m) Window seat, open fireplace with stone surround, paved hearth, and timber mantle, recess to each side of fireplace, exposed wooden ceiling beams, three wall light points, radiator, TV point and telephone point.



Kitchen

8' 4" x 11' 6" (2.54m x 3.51m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary worktops and splash back tiling, inset one and a quarter bowl porcelain sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, space and plumbing under worktop for automatic washing machine, dishwasher and fridge and freezer, ceramic floor tiles, radiator, inset ceiling spotlights, two Velux windows.

Sun Room

9' 11" x 8' 4" (3.02m x 2.54m) Two radiators, cupboard housing gas central heating boiler, ceramic floor tiles, part glazed door to outside, skylight window, inset ceiling spotlights.

Cloakroom

Low level WC, wall mounted wash hand basin, ceramic floor tiles, splash back tiling, extractor fan, inset ceiling spotlights.

Dining Room

13' 4" x 14' 9" (4.06m x 4.50m) Exposed wooden floor boards, radiator, window seat, brick fire place with tiled hearth, inset ceiling spotlights, two wall light points, under stairs storage cupboard.

Inner Lobby

Radiator, ceramic floor tiles, part glazed door to outside, stairs to first floor.

Family Room/Study

7' 3" x 12' 0" (2.21m x 3.66m) Radiator, window to front.

Landing

Access to roof storage space.

Bedroom 1

12' 1" x 12' 0" (3.68m x 3.66m) Radiator, window to front.

Bedroom 2

12' 1" x 9' 6" (3.68m x 2.90m) Built in wardrobe, window seat, radiator, window to front.

Bedroom 3

10' 5" x 8' 10" (3.17m x 2.69m) Built in wardrobe, radiator, window to front.

Bathroom

6' 4" x 8' 0" (1.93m x 2.44m) Panelled bath, low level WC, pedestal wash hand basin, enclosed shower cubicle with glass sliding door, complimentary splash back tiling, vinyl flooring, radiator, wall mounted electric heater, inset ceiling spotlights.

Garden

The rear garden is fully enclosed and benefits from a paved patio area. The remainder of the rear garden is laid to lawn with attractive shrub borders and a mature tree. There is also a small brick built storage shed and a separate courtyard area. From the courtyard is a passageway gaining access to the front of the property ideal for taking out the bins.





TENURE Freehold

SERVICES Electric and Water

COUNCIL TAX BAND D

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-3512639

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		