

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



# 35 Abbey Road, Bourne, Lincolnshire, PE10 9EN

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

## £215,000 Freehold

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







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"  $\times$  8' 4" (3.02m  $\times$  2.54m) Two radiators, cupboard housing gas central heating boiler, ceramic floor tiles, part glazed door to outside, skylight window, inset ceiling spot lights.

### Cloakroom

Low level WC, wall mounted wash hand basin, œramic 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 spot lights, 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) Radia tor, window to front.

### Landing

Access to roofs to rage space.

### Bedroom 1

12' 1" x 12' 0" (3.68m x 3.66m) Radia tor, 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

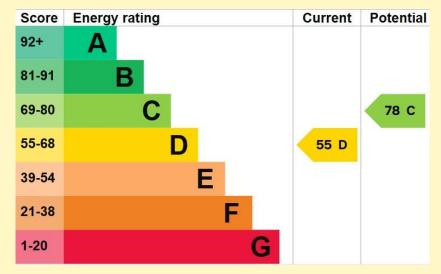
6' 4" x 8' 0" (1.93m x 2.44m) Panelled bath, low level WC, pedestal wash hand basin, endosed shower cubide with glass sliding door, complimentary splash back tiling, vinyl flooring, radiator, wall mounted electric heater, inset ceiling spot lights.

### Garden

The rear garden is fully endosed 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.

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