

EST 1770



# Longstaff INC. Eckfords

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



## Cuckoo Bush Bungalow, Christophers Lane, Bourne, Lincolnshire, PE10 9AZ

**£350,000 Freehold**

- Entrance Hallway
- Family Bathroom
- Ideal Town Centre Location
- Individual Detached Bungalow
- Kitchen/Diner, Utility Room

This bungalow offers spacious accommodation and is located on a good size plot with a low maintenance garden at the rear. It is being sold with no onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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





### Accommodation

uPVC wooden effect front door to Entrance  
Hallway: 18'11" x 5'11" Radiator, two wall light points, telephone point, digital wall mounted thermostatic heating control, built in storage cupboard.

### Lounge

15' 0" x 17' 8" (4.57m x 5.38m) Two radiators, bay window to front, living flame coal effect gas fire with stone surround and paved hearth, TV point.





### Kitchen/Diner

10' 4" x 17' 8" (3.15m x 5.38m) Fitted wall mounted and floor standing light wood fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer tap, eye level double electric oven, four ring ceramic hob with extractor fan over, integrated microwave oven, integrated dishwasher, integrated fridge and freezer, spot lights over sink, dado rail, ceramic floor tiles, radiator.



### Inner Hallway

Ceramic floor tiles, radiator, part glazed uPVC wooden effect door to garden, pedestrian door to garage.

### Utility Room

4' 10" x 6' 10" (1.47m x 2.08m) Wall mounted and floor standing wooden fronted cupboards, fitted worktops, inset stainless steel sink and drainer with mixer tap, complimentary splash back tiling, ceramic floor tiles.



### Cloakroom

Low level WC, splash back tiling, ceramic floor tiles.

### Bathroom

Panelled bath, low level WC with concealed flush, separate shower cubicle with glass door, fully tiled walls, ceramic floor tiles, white heated ladder towel rail, storage cupboard housing WORCESTER gas central heating boiler.



### Bedroom 1

12' 1" x 12' 0" (3.68m x 3.66m) Fitted wardrobes with bed space between and overbed cupboards, TV point, radiator, window to side.

### Bedroom 2

12' 0" x 12' 0" (3.66m x 3.66m) Built in wardrobes to one wall, radiator, window to front.

### Bedroom 3

10' 5" x 12' 0" (3.17m x 3.66m) Radiator, window to side.



### Garden

The front of this bungalow benefits from a low level neat hedge. There is a large block paved driveway with ample parking for several cars, a neat shaped lawn and an attractive flower and shrub bed. A timber garden gate gains access to the fully enclosed low maintenance private rear garden. The rear garden is mostly laid to paving with attractive flower and shrub beds. The garden continues to the side where there is further paved and gravelled areas and a timber garden shed.

**TENURE** Freehold

**SERVICES** Electric, Gas, Water

**COUNCIL TAX BAND**

**LOCAL AUTHORITIES**

South Kesteven District Council 01476 406080

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-3325103**

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](mailto:boume@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		