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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



3 Cliffe Avenue, Bourne, PE10 2AX

£435,000 Freehold

- Detached Family House
- Ensuite & Family Bathroom
- Entrance Hall Way, Cloakroom
- Family Room & Study
- Four Bedrooms

Spacious and modern four bed detached house located in a popular residential location.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Front door opening to Entrance Hallway: Vinyl flooring, stairs to first floor, radiator, built in storage cupboard.

Kitchen/Diner

13' 7" x 16' 5" (4.14m x 5.00m) Fitted wall mounted and floor standing white fronted cupboards with complimentary worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, eye level electric oven, integrated dishwasher, integrated fridge and integrated freezer, centre matching island with cupboards to one side and space for high stools, radiator, vinyl flooring, inset ceiling spot lights, TV point, French doors opening to rear garden.



Lounge

11' 8" x 19' 2" (3.56m x 5.84m) Two radiators, TV point, telephone point, vinyl flooring, French doors opening to rear garden.

Dining Room

9' 7" x 11' 2" (2.92m x 3.40m) Radiator, vinyl flooring.

Study

6' 6" x 9' 7" (1.98m x 2.92m) Vinyl flooring, radiator.

Utility Room

5' 0" x 5' 3" (1.52m x 1.60m) Fitted worktop with space and plumbing under for automatic washing machine and further space for tumble dryer, wall mounted cupboard housing gas central heating boiler, extractor fan, vinyl flooring.

Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, vinyl flooring, radiator, extractor fan.

Landing

Access to roof storage space, radiator, built in storage cupboard, airing cupboard housing hot water tank and shelving.



Bedroom 1

12' 7" x 12' 11" (3.84m x 3.94m) Deep built in storage cupboard, TV point, radiator, two windows to front.

Ensuite

Double width shower cubicle, wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, radiator, electric shaver point, extractor fan.



Bedroom 2

9' 9" x 11' 8" (2.97m x 3.56m) 9' 9" x 11' 8" (2.97m x 3.56m) Radiator, window to front.

Bedroom 3

9' 9" x 18' 7" (2.97m x 5.66m) Radiator, two windows to front.

Bedroom 4

9' 1" x 11' 9" (2.77m x 3.58m) Radiator, window to rear.



Family Bathroom

Panelled bath, low level WC with concealed flush, pedestal wash hand basin, double width shower cubicle with glass sliding door, complimentary splash back tiling, vinyl flooring, radiator, extractor fan.

Garden

The outside and front of this property is open plan. A driveway to one side leads to a single garage with an up and over garage door. A timber gate at the side gains access to the fully enclosed rear garden which is laid to lawn and a blank canvas for any interested buyers.



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, Gas, Water

COUNCIL TAX BAND E

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-3759281

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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		