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# Longstaff INC. Eckfords

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



46 Foxley Court, Bourne, Lincolnshire PE10 9TY

**£229,995 Freehold**

- Semi Detached House
- Entrance Hallway
- Lounge
- Modern Refitted Kitchen
- Conservatory

This property offers spacious well presented accommodation, two reception rooms, a modern fitted kitchen, three bedrooms, a refitted bathroom. Externally there is off road parking, a large timber shed and a fully enclosed garden with far reaching views at the rear across open countryside. N B A new boiler, electrics, guttering and facias have been renewed within the last three years. It has the added benefit of Solar panels and a 9 year warranty for the battery.

SPALDING 01775 766766 BOURNE 01778 420406

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





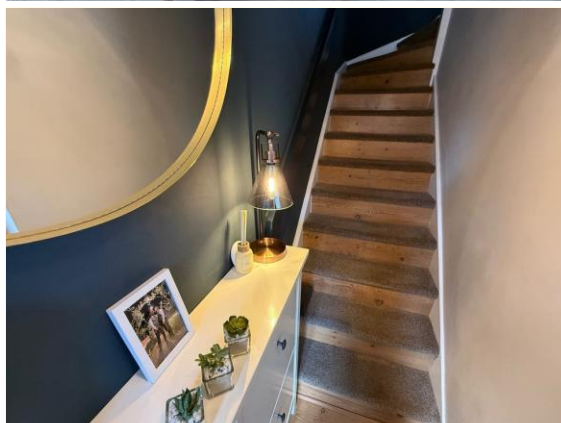
#### **Accommodation**

Part glazed uPVC door to Entrance Hallway: Wooden flooring, radiator, stairs to first floor.

#### **Kitchen/Diner**

9' 1" x 12' 10" (2.77m x 3.91m) A wow factor refitted kitchen. Wall mounted and floor standing fitted cupboards including deep pan drawers, complimentary wooden effect worktops and splash backs, four ring ceramic hob, extractor fan over and glass splash back, inset polycarbonate sink and drainer with mixer tap, eye level electric oven with integrated microwave oven over, integrated slim line dishwasher, integrated washing machine, to opposite end of Kitchen further tall larder style built in cupboards including integrated fridge and freezer, inset ceiling spotlights, vinyl flooring, vertical radiator.





### Lounge

10' 6" x 17' 8" (3.20m x 5.38m) Media wall with recessed space for 60" TV, feature fire place with electric log effect fire, TV point, telephone point, bay window to front, laminate flooring.

### Landing

Access to roof storage space,

### Conservatory

9' 5" x 12' 7" (2.87m x 3.84m) Constructed uPVC glazed units with Bi-fold doors opening to the rear and side, K-glass pitched roof, vertical radiator, fully insulated floor with laminate flooring, uPVC door opening to Kitchen.

### Bedroom 1

9' 3" x 13' 9" (2.82m x 4.19m) Radiator, window to rear.

### Bedroom 2

6' 4" x 10' 0" (1.93m x 3.05m) Radiator, window to front.

### Bedroom 3

7' 3" x 6' 11" (2.21m x 2.11m) Radiator, window to front.

### Family Bathroom

Recently Refitted, P-Shaped panelled bath, shower over glass screen, pedestal wash hand basin, with mixer tap, low level WC with concealed flush, chrome heated ladder towel rail, fully tiled walls, tiled flooring, inset ceiling spot lights, light up touch screen mirror.

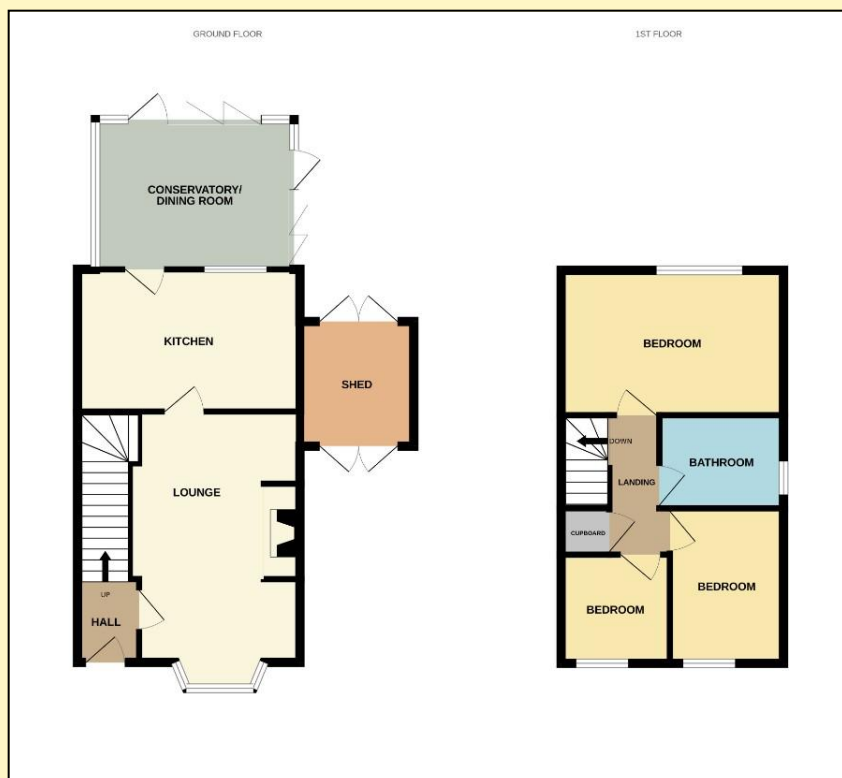
### Garden

The front of this property is open plan. To one side is a driveway providing off road parking. There is a large timber shed with power and light connected. The rear garden benefits from a paved storage area to one side. The remainder is mostly laid to lawn with a paved patio seating area at the rear.

### AGENTS NOTE

This property is located in a popular residential location on the North side of Bourne perfect for couples or families. There are open green spaces on the estate and public footpaths ideal for dog walkers. A short walk from this property will take you to Bourne woods and the pretty hamlet of Cawthorpe which again provides lovely countryside walks. On the opposite side of the A15 again just a short walk from this property is the village of Dyke and the Wishing Well Inn that provides lovely food.

This property has the benefit of 14 solar panels and 2 battery packs with a 9 year warranty included in the sale. Please enquire for further details to view the warranty.



**TENURE** Freehold

**SERVICES** Electric, Gas, Water

**COUNCIL TAX BAND B**

#### LOCAL AUTHORITIES

South Kesteven District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

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#### Ref: S-3797214

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		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		