BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



3 Chester Close, Bourne, Lincolnshire, PE10 0YX

- Bathroom & Ensuite
 Shower Room
- Entrance Hallway, Cloakroom
- Fully Enclosed Rear Garden
- Kitchen/Diner

£210,000 Freehold

This semi-detached house is located on the popular Elsea Park development. Located on the outskirts of Bourne and within an easy walk of the town centre. Bourne benefits from national and local shops, excellent primary and senior schools and good bus links to both Peterborough and Stamford.

SPALDING 01775 766766 BOURNE 01778 420406







Front door to Entrance Hallway: Radiator, stairs to first floor landing.

Kitchen/Diner

10' 5" x 14' 11" (3.17m x 4.55m) Fitted wall mounted and floor standing cream fronted cupboards with wooden effect worktops and splash backs, insets tainless steel sink and drainer with mixer tap, four ring gas hob with extractor canopy over, electric oven, integrated fridge and freezer, integrated dishwasher, wooden effect vinyl flooring, under stairs storage cupboard, radiator, French doors opening to rear garden.

Lounge

11' 9" max x 16' 2" (3.58m x 4.93m) TV and telephone point, radiator.













Cloakroom

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

Bedroom 1

8' 5" x 13' 7" (2.57m x 4.14m) Radiator, window to front.

Ensuite Shower

Double width shower cubi de with folding door, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, wooden effect vinyl flooring, extractor fan, electric shaver point, radiator.

Bedroom 2

8' 5" x 10' 1" (2.57m x 3.07m) Radiator, window to rear.

Bedroom 3

6' 3" x 8' 8" (1.91m x 2.64m) Radia tor, window to front.

Family Bathroom

Panelled bath, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, radiator, extractor fan.

Landing

Radiator, access to roof storage space, builtin cupboard.

Garden

The front of this property is open plan and benefits from an allocated off road parking space in front of the house. A timber gate at the side gains access to the fully endosed rear garden. The rear garden benefits from a large paved patio with the remainder laid to lawn. Included in the sale is a timber garden shed.



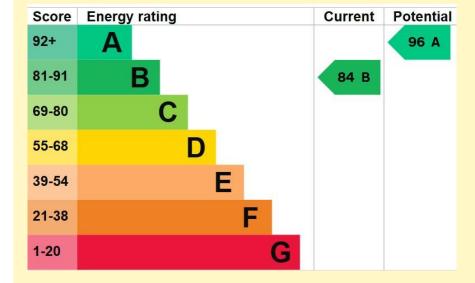
THINKING OF SELLING YOUR HOME?

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 Water, Gas and Electric

COUNCIL TAX BAND A

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 dients 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 dient(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-3743211

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 @longs taff.com www.longs taff.com









