

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



77a West Street, Bourne, Lincolnshire, PE10 9PD

£285,000 Freehold

- Conservatory
- Individual Detached Bungalow
- NO Onward Chain
- Off Road Parking
- Shower Room

This bungalow is being sold with no onward chain. It has such charm, appeal and character and viewing is highly recommended to appreciate everything that it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Part glazed front door to Dining Room.

Dining Room

10' 3" x 16' 0" (3.12m x 4.88m) Picture rail, wooden flooring, radiator, bay window to front, wall mounted heating control.

Bedroom 1

12' 4" x 11' 8" (3.76m x 3.56m) Feature fire surround, radiator, window to front.

Lounge

10' 4" x 15' 11" (3.15m x 4.85m) Picture rail, TV point, sliding doors to Conservatory.



Conservatory

7' 9" x 16' 4" (2.36m x 4.98m) Timber, sealed unit double glazed units over dwarf walls, polycarbonate sloped roof with fitted blinds, radiator, ceramic floor tiles, French doors opening to rear garden, side door .

Bedroom 2

11' 9" x 12' 5" (3.58m x 3.78m) Picture rail, radiator, feature fire place, wooden floor boards.



Kitchen/Diner

10' 6" x 16' 4" (3.20m x 4.98m) Fitted wall mounted and floor standing wooden fronted cupboards including glass fronted display cupboards, fitted worktops, inset stainless steel sink and drainer with mixer tap,, splash back tiling, four ring ceramic hob with extractor fan over, space and plumbing for dishwasher, radiator, laminate flooring, picture rail, door to side of bungalow.

Utility Room

4' 1" x 8' 6" (1.24m x 2.59m) Fitted wall mounted and floor standing cupboards with complimentary fitted worktops, wall mounted gas central heating boiler, radiator.



Shower Room

5' 11" x 8' 5" (1.80m x 2.57m) Corner shower cubicle, low level WC, pedestal wash hand basin, ceramic floor tiles, fully tiled walls, white heated towel rail, extractor fan.

Garden

The front garden benefits from a mature hedge. There is a paved pathway leading top the front door and the remainder of the front is laid to gravel and you can park one car at the front. The rear garden is an absolutely lovely feature of the bungalow and offers a great deal of privacy. The garden benefits from a good size shaped lawn and a paved patio seating area. There are raised beautiful well stocked borders and several mature trees including an apple and fig tree. To one side of the garden is a secret pathway leading to the rear again with many mature shrubs and plants. There is also a brick built outhouse 5'5" x 8'0" To the side of the bungalow there is a gate gaining access to the front and storage space for the bins.





TENURE Freehold

SERVICES Electric, Gas, Water

COUNCIL TAX BAND C

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-3807456

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

www.longstaff.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |