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# Longstaff INC. Eckfords

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



7 Witham Crescent, Bourne, Lincolnshire, PE10 0YJ

**£259,000 Freehold**

- Bathroom & Ensuite
- End Terraced House
- Kitchen/Diner
- Lounge
- No Onward Chain

Overall a neat and tidy spacious family home ideal for a couple, first time buyers or a family.

SPALDING 01775 766766 BOURNE 01778 420406

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#### **Accommodation**

Part glazed front door to Entrance Hallway: Second door to Lounge.

#### **Lounge**

15' 1" x 13' 8" (4.60m x 4.17m) TV point, telephone point, two radiators, stairs to first floor landing, wall mounted thermostatic heating control. Door to Utility & Cloakroom.

#### **Utility Room**

7' 0" x 6' 5" max (2.13m x 1.96m) Under stairs storage space, space and plumbing for automatic washing machine, ceramic floor tiles, radiator.



#### **Cloakroom**

Low level WC with concealed flush, pedestal wash hand basin, ceramic floor tiles, splash back tiling, radiator.

#### **Kitchen/Diner**

10' 0" x 15' 1" (3.05m x 4.60m) A lovely light and airy room over looking the rear garden. Fitted wall mounted and floor standing cream fronted cupboards including three deep pan drawers, complimentary wooden effect work tops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring gas hob with extractor canopy over, electric oven, integrated fridge and freezer, integrated dishwasher, ceramic floor tiles, radiator, French doors opening to rear garden.

#### **Landing**

Radiator, access to roof storage space, airing cupboard.

#### **Bedroom 1**

15' 1" max x 11' 3" (4.60m x 3.43m) Built in wardrobe, two radiators, window to rear.

#### **Ensuite**

Double width shower cubicle with glass door, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, chrome heated ladder towel rail, vinyl flooring, extractor fan.

#### **Bedroom 2**

8' 1" x 10' 4" (2.46m x 3.15m) Radiator, window to rear.

#### **Bedroom 3**

10' 5" x 6' 8" (3.17m x 2.03m) Telephone point, radiator, window to front.

#### **Family Bathroom**

Panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, chrome heated ladder towel rail, extractor fan.

#### **Garden**

The front of this house benefits from a wrought iron fence and is laid to attractive gravel for an easy maintenance garden. A driveway to the left hand side of the house provides off road parking and leads to a single garage with an up and over garage door. The rear garden is fully enclosed and laid to a patio seating area with the remainder laid to lawn.



# 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 B**

## 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-3792962**

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	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		