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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



79a Eastgate, Bourne, Lincolnshire, PE10 9JY

£435,000 Freehold

- Individual Detached House
- Family Bathroom & Ensuite Shower Room
- Four Bedrooms
- Large Plot
- No Onward Chain, Viewing Highly Recommended

This detached house benefits from a lovely size plot and gardens to both the front and rear. The current sellers have informed us that they have lapsed planning permission for a double garage which subject to normal planning restrictions could be re-instated. Viewing is highly recommended to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

uPVC part glazed front door and side panel to Entrance porch, vinyl flooring, open through to Entrance hallway: 19'6" x 6'7" laminate flooring, radiator with cover, stairs to first floor, under stairs storage cupboard.

Living Kitchen

17' 9" x 21' 1" (5.41m x 6.43m) A truly fabulous family room overlooking the rear garden. To kitchen area fitted wall mounted and floor standing cupboards, including deep pan drawers and a large pantry style cupboard, quartzite fitted worktops and splash backs, space for RANGE MASTER cooker with extractor fan over, space for large American style fridge freezer, built in wine rack, to one wall matching dresser with glass fronted display cupboards, shelving and cupboards under, impressive large centre island with matching quartzite worktop, inset double porcelain sink with mixer tap, integrated dishwasher and pull out bin store, laminate flooring, inset ceiling spot lights, skylight window, TV point, radiator, bi-fold doors opening to rear.



Lounge

11' 8" x 24' 8" (3.56m x 7.52m) Wall mounted living flame gas fire, TV point, telephone point, two wall light points, radiator, French doors opening to rear garden.

Family Room

9' 8" x 16' 3" (2.95m x 4.95m) Wooden flooring, radiator with cover, window to front.

Study

6' 8" x 11' 2" (2.03m x 3.40m) Telephone point, radiator, window to front.

Cloakroom

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

Utility Room

7' 0" x 6' 8" (2.13m x 2.03m) Fitted wall mounted and floor standing cupboards including a tall larder style cupboard, fitted worktop with space and plumbing under for automatic washing machine and tumble dryer, wall mounted gas central heating boiler, radiator, part glazed timber door to outside.

Galleried Landing

In L-Shape, access to roof storage space, large walk in airing cupboard.

Bedroom 1

11' 9" x 14' 10" (3.58m x 4.52m) Wooden panelling to one wall, built in wardrobes with mirrored fronts, radiator, window to rear.

Ensuite Shower Room

Larger than average corner shower cubicle, low level WC with concealed flush, pedestal wash hand basin,

Bedroom 2

9' 3" x 12' 7" (2.82m x 3.84m) TV point, radiator, window to rear.

Bedroom 3

9' 3" x 11' 8" (2.82m x 3.56m) TV point, radiator, window to front.

Bedroom 4

8' 10" x 9' 5" (2.69m x 2.87m) Radiator, window to front.

Family Bathroom

10' 1" x 6' 0" (3.07m x 1.83m) P-Shaped panelled bath with shower over and curved screen, pedestal wash hand basin, low level WC with concealed flush, radiator, complimentary splash back tiling, ceramic floor tiles, chrome heated ladder towel rail, electric shaver point.

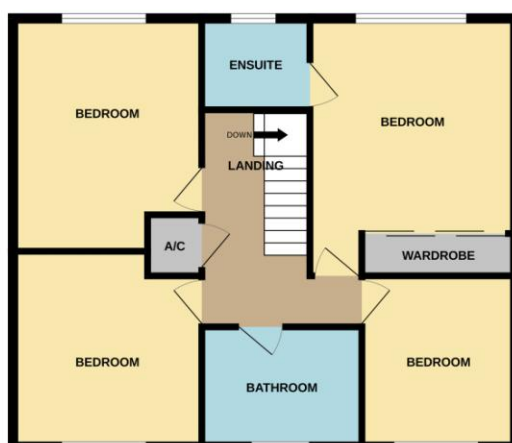
Garden

The front of this property is open plan and benefits from a very large gravelled driveway which provides off road parking for several cars including plenty of room for a camper van. The rear garden is a lovely feature of this property and offers a good degree of privacy. It is split into several sections including a paved patio seating area. There is a fenced area with raised vegetable beds and a timber garden shed which is included in the sale. The remainder of the rear garden is laid to a very large shaped lawn with several attractive trees and shrubs. Overall this is a truly lovely outside space for a family.





1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Electric, Gas, Water

COUNCIL TAX BAND D

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-3700283

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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