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# Longstaff INC. Eckfords

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



25 Spalding Road, Bourne, Lincolnshire, PE10 9LE

**£150,000 Freehold**

- Close to Bourne Town Centre
- Council Tax Band B
- Kitchen/Dining Room
- Lounge & Bathroom
- No Onward Chain

This two bed cottage is ideally situated close to Bourne town centre and all the local amenities including excellent primary and senior schools.

SPALDING 01775 766766 BOURNE 01778 420406

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





#### **Accommodation**

uPVC part glazed front door leading into Kitchen/Dining Room.

#### **Kitchen/Dining Room**

11' 5" x 14' 1" (3.48m x 4.29m)

To Kitchen area wall mounted and floor standing cupboards with complimentary fitted worktop and splash back tiling, inset sink and drainer, space for free standing cooker, three built in storage cupboards and under stairs storage cupboard, radiator, vinyl and carpet flooring.





### **Bathroom**

5' 2" x 7' 6" (1.57m x 2.29m)

Panelled bath with shower over, pedestal wash hand basin, low level WC, complimentary splash back tiling, vinyl flooring, radiator.

### **Lounge**

14' 5" x 12' 5" (4.39m x 3.78m)

TV point, electric fire, radiator, stairs off from lounge to first floor.

### **Landing**

Built in storage cupboard.

### **Bedroom 1**

15' 1" x 14' 9" (4.60m x 4.50m)

Restricted height- Radiator, window to front.



### **Bedroom 2**

14' 9" x 16' 0" (4.50m x 4.88m)

Restricted height - Radiator, window to front and south, built in storage cupboard.



### **Garden**

The garden for this cottage is very pretty and benefits from a paved patio seating area. The remainder is laid to a neat shaped lawn with attractive flower and shrub borders. Please note that 27 Spalding Road has a right of way pedestrian access along the path immediately to the West of 25 Spalding Road.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** Electric and 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-3234302

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

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## 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

