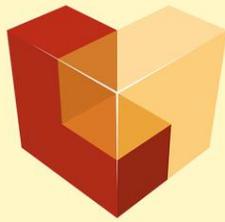


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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



5 Len Pick Way, BOURNE, Lincolnshire PE10 2AP

£299,995 Freehold

- Semi Detached House
- Entrance Hallway
- Cloakroom
- Fourth Bedroom/Study
- Wow Factor Living Kitchen

Modern semi detached town house located in a popular residential location. This property offers spacious accommodation including a wow factor living kitchen, four good size bedrooms and a light and airy lounge on the first floor. Viewing is highly recommended to appreciate everything that this house has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Part glazed front door to Entrance Hallway: deep built in storage cupboard, wall mounted digital heating control, radiator.

CLOAKROOM

Low level WC, pedestal wash hand basin with waterfall tap, complimentary splash back tiling, radiator, wooden effect flooring, extractor fan.

BEDROOM 4/STUDY

6' 1" x 9' 0" (1.85m x 2.74m) TV point, telephone point, radiator, window to front.



KITCHEN

6' 1" x 10' 0" (1.85m x 3.05m) Fitted wall mounted and floor standing light grey fitted cupboards including three deep pan drawers, complimentary fitted worktops 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, freezer and washing machine, wooden flooring open to Living/Dining Room.

DINING ROOM/LIVING AREA

12' 11" x 15' 10" (3.94m x 4.83m) Wooden flooring, under stairs storage cupboard, TV point, French doors opening to rear.

FIRST FLOOR

LOUNGE

12' 11" x 11' 11" (3.94m x 3.63m) Radiator, TV point, telephone point, window to front,

BEDROOM 1

12' 11" x 10' 0" (3.94m x 3.05m) Wall mounted digital heating control, TV Point, radiator, window to rear

ENSUITE

Double width shower cubicle with glass sliding door, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, radiator, extractor fan.

SECOND FLOOR

BEDROOM 2

12' 11" x 11' 5" (3.94m x 3.48m) TV Point, telephone point, three double built in wardrobes to one wall, radiator, window to rear.

BEDROOM 3

12' 11" x 11' 0" (3.94m x 3.35m) Two built in double wardrobes, radiator, window to front.

BATHROOM

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

EXTERNALLY

Garden.

The front of this property is open plan. A driveway at one side of the house provides off road parking and leads to a single garage with an up and over garage door. Aside gate gains access to the fully enclosed rear garden which is laid to grass.



TENURE Freehold

SERVICES All Mains

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

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Ref: 17466

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

