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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



123 Harrington Street, Bourne, Lincolnshire. PE10 9HB

£235,000 Freehold

- Semi Detached House
- Two Reception Rooms
- Three Bedrooms
- Exceptionally Large Garden
- Potential Building Plot

A unique opportunity has arisen to purchase this spacious three bed ex - council house with a very large garden and a potential building plot. Although planning permission has expired potentially this could be reapplied for. Please see separate agents note. This property would benefit from some improvement and modernisation. Viewing is highly recommended to appreciate the potential this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

uPVC part glazed front door to spacious entrance hallway:
Stairs to first floor landing, radiator.

KITCHEN

6' 5" x 11' 4" (1.96m x 3.45m) Fitted wall mounted and floor standing cupboards, fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, five ring gas hob, eye level double electric oven.

DINING ROOM

10' 10" x 10' 11" (3.3m x 3.33m) Radiator, sliding patio doors opening to rear, open through to Lounge.



LOUNGE

14' 6" x 10' 11" (4.42m x 3.33m) Fire place with wooden surround and polished stone back plate and hearth, radiator, TV point.

UTILITY ROOM

11' 7" x 5' 9" (3.53m x 1.75m) uPVC part glazed door to outside, fitted wall mounted and floor standing fitted cupboards, and fitted worktops, space for large American style fridge/freezer, radiator.

Off Utility Room - Cloakroom, low level WC, wall mounted gas central heating boiler.



STORE ROOM

6' 0" x 6' 1" (1.83m x 1.85m) Space and plumbing automatic washing machine and tumble dryer.

FIRST FLOOR LANDING

Built in storage cupboard, access to roof storage space.

BEDROOM 1

13' 9" x 10' 0" (4.19m x 3.05m) Radiator, window to rear.

BEDROOM 2

10' 0" x 11' 1" (3.05m x 3.38m) Radiator, window to rear.



BEDROOM 3

9' 11" x 7' 6" (3.02m x 2.29m) Radiator, window to front.

BATHROOM

5' 10" x 7' 5" (1.78m x 2.26m) Corner panelled bath, MIRA electric shower over, pedestal wash hand basin, low level WC heated towel rail.

EXTERNALLY

GARDEN

The front of this property is mostly laid to lawn. A driveway to the side of the house provides off road parking. The rear garden is exceptionally large and is mostly laid to lawn. Potentially at the rear of the garden is a building plot. Please read separate agents note for more details.



AGENTS NOTE

Previously detailed planning permission was granted for a single-story building plot at the rear of the garden. Application Number S20/0915 November 2020 - South Kesteven District Council. Although this planning has now lapsed it is likely that this could be re-instated. Buyers would need to approach MUINE housing who own a ransom strip which would need to be purchased under separate negotiation in order to access the land. Buyers should make their own independent enquires both with the housing association and SKDC.





TENURE Freehold

SERVICES Electric, Gas, Water

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17497

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		