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# Longstaff INC. Eckfords

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



1 Manor Farm Cottage, Aslackby Road, Kirkby Under Wood, Bourne, PE10 0SL

**£170,000 Freehold**

- Semi Detached Cottage
- Kitchen
- Lounge/Diner
- Ground Floor Bathroom
- Generous Size Plot

A charming cottage of character and appeal located in a pretty village location. This property benefits from three bedrooms, a good size lounge and a modern kitchen. Externally there is off road parking and a generous size rear garden. This property is being sold with no onward chain. See Agents Notes For More Details.

SPALDING 01775 766766 BOURNE 01778 420406

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





#### **GROUND FLOOR**

##### **ACCOMMODATION**

uPVC part glazed entrance door located at the rear of the cottage.

##### **KITCHEN**

14' 7" x 7' 7" (4.44m x 2.31m) Fitted wall mounted and floor standing cupboards with complimentary fitted wooden effect worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine, space for fridge and freezer, red quarry floor tiles, wall mounted electric storage heater, under stairs storage cupboard, stairs to first floor landing.





#### **LOUNGE**

11' 6" x 14' 6" (3.51m x 4.42m) Open fire with attractive stone surround and paved hearth, recess to each side of fire place, wall mounted electric storage heater, TV point, two wall light points, wooden flooring.

#### **FIRST FLOOR**

#### **BATHROOM**

Panelled bath with mixer shower over, glass screen, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, vinyl flooring, wall mounted electric heater.

#### **BEDROOM 1**

11' 8" x 8' 5" (3.56m x 2.57m) Wall mounted electric storage heater, TV point, window to rear.

#### **BEDROOM 2**

11' 8" max x 7' 9" (3.56m x 2.36m) Wall mounted electric storage heater, airing cupboard, window to front.

#### **BEDROOM 3**

8' 2" x 5' 8" (2.49m x 1.73m) Window to front.

#### **EXTERNALLY**

#### **GARDEN**

The front of the cottage is open and mostly laid to lawn. There is an off road parking space which could easily be made wider. A timber gate gains access to the fully enclosed rear garden. The garden is mostly laid to lawn with shrub borders. At the bottom of the garden is a brick built outhouse.

#### **AGENTS NOTE**

This cottage offers charm and appeal along with good size accommodation. It would be an ideal buy for first time buyers or an investor. There is currently a tenant in the property who is paying £750 per calendar month and he would happily stay if an investor was interested.



# 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, Water

**COUNCIL TAX BAND** A

## 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: 17532

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		88 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		