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**1 Daisy Court, Bourne, Lincolnshire PE10 0GJ**

**£240,000 Freehold**

- Semi Detached House
- Entrance Hall Way, Cloakroom
- Kitchen/Diner
- Utility
- Three Double Bedrooms

This semi detached house is located in a popular residential location and is being sold with no onward chain. It offers spacious accommodation including three double bedrooms and a modern refitted kitchen. Overall this property is immaculately presented and viewing is highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406



#### **GROUND FLOOR**

##### **ACCOMMODATION**

Front door and glazed side panel opening to Entrance Hallway: Stairs to first floor landing, wall mounted the mostastic heating control, telephone point.

##### **CLOAKROOM**

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, laminate flooring, radiator, extractor fan.

##### **LOUNGE**

9' 5" x 17' 8" (2.87m x 5.38m) Two radiators, two wall light points, inset ceiling spot lights, TV point, telephone point, French doors opening to rear.



#### **KITCHEN/DINER**

9' 7" x 17' 8" (2.92m x 5.38m) To dining end, Radiator, laminate flooring.  
To kitchen end - Fitted wall mounted and floor standing cupboards including deep pan drawers, complimentary worktops and splash back tiling, inset one and a quarter bowl porcelain sink and drainer with mixer taps, four ring gas hob, double electric oven with extractor canopy over, space and plumbing for dishwasher, fridge and freezer which are all included in the sale, peninsula breakfast bar with space on one side for high stools, inset ceiling spot lights, wooden effect vinyl flooring.



#### **UTILITY ROOM**

5' 9" x 5' 3" (1.75m x 1.6m) Floor standing fitted cupboards with complimentary fitted worktop and splash back tiling, space and plumbing under worktop for automatic washing machine, wall mounted gas central heating boiler, wooden effect vinyl flooring, part glazed door to outside, radiator.

#### **FIRST FLOOR**

##### **LANDING**

Radiator, access to roof storage space, airing cupboard housing hot water tank and shelving.

##### **BEDROOM 1**

9' 9" x 17' 9" max (2.97m x 5.41m) Built in wardrobe, radiator, window to front.

##### **ENSUITE SHOWER ROOM**

Corner shower cubicle with glass sliding door, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, ceramic floor tiles, radiator.

##### **BEDROOM 2**

9' 9" max x 8' 8" (2.97m x 2.64m) Built in wardrobe, radiator, window to rear.

##### **BEDROOM 3**

8' 7" x 8' 9" (2.62m x 2.67m) Radiator, window to front.

##### **FAMILY BATHROOM**

Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, ceramic floor tiles, electric shaver point, chrome heated ladder towel rail, extractor fan, inset ceiling spot lights.

##### **EXTERNALLY**

##### **GARDEN**

This property benefits from a lovely corner plot with the return side located on Buttercup Drive. The front garden benefits from a neat low level box hedge. The single garage and driveway is located off Buttercup Drive and a timber garden gate gains access to the fully enclosed rear garden. The rear garden is mostly laid to lawn with attractive shrub borders and a paved patio seating area.



# 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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: 17538

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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