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Longstaff .COM & Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



48 Maple Gardens, Bourne, PE10 9DW

£205,000 Leasehold

- Mid Terraced Chalet Bungalow
- Entrance Hallway, Shower Room
- Modern Fitted Kitchen
- Lounge/Diner

MID TERRACED CHALET BUNGALOW FOR THE OVER 55'S.

This property is located on the popular Croft development and is purposely designed and built for the over 55's. It offers spacious accommodation including two double bedrooms a modern fitted

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

Part glazed door to Entrance Hallway: Inset floor mat, built in cloak cupboard, life line telephone, radiator, wall mounted thermostatic heating control, stairs to first floor landing.

KITCHEN

8' 9" x 10' 3" (2.67m x 3.12m) Fitted wall mounted and floor standing cream cupboards, complimentary wooden effect worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer, four ring gas hob with extractor canopy over, three deep pan drawers, integrated fridge and freezer, eye level double electric oven, space and plumbing for automatic washing machine, radiator, wooden effect vinyl flooring, radiator.



SHOWER ROOM

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

LOUNGE/DINER

16' 4" x 10' 1" (4.98m x 3.07m) TV point, telephone point, radiator, French Doors to rear.

BEDROOM 2

9' 4" x 11' 6" (2.84m x 3.51m) Deep built in storage cupboard, bay window to rear, radiator.

FIRST FLOOR

LANDING

Radiator.

BEDROOM 1

21' 4" max x 15' 8" max (6.5m x 4.78m) A lovely large light and airy bedroom. Built in boiler cupboard with drying space, built in double wardrobe, two radiators, TV point, window to front and rear.

BATHROOM

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

EXTERNALLY

All properties on The Croft benefit from well kept communal gardens with several different seating areas. There are several communal car parks with ample parking for both residents and visitors.

AGENTS NOTE

This purpose built over 55's chalet provides spacious accommodation. It has a long remaining lease of approximately 117 years. All residents on The Croft benefit from communal well kept gardens, use of the Manor House including free launderette facilities.

The monthly service charges include: External window cleaning and repairs, a yearly boiler check and buildings insurance.

Please be advised that the scheme at The Croft is designed for independent retirement living and no care or assistance is provided by The Longhurst Group.

The services charges as of December 2025 are:

Service Charge: £ PCM

Ground Rent : £ PCM

Total £



TENURE Leasehold

SERVICES TBC

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: 17549

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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CONTACT

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