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# Longstaff INC. Eckfords

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



24 Springbank Drive, Bourne, PE10 0GP

**£205,000 Freehold**

- Mid Terraced House
- Cloakroom
- Entrance Hallway
- Kitchen/Diner
- Lounge

STUNING, IMMACULATE, SPACIOUS AND WOW. These are simply the only words to describe this mid terraced house. Offering spacious accommodation including a modern kitchen/diner, lounge overlooking the rear garden and two large double bedrooms. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

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





#### **Accommodation**

Part glazed front door to Entrance Hallway: Laminate flooring, telephone point, radiator, stairs to first floor, wall mounted thermostatic heating control, useful under stairs storage space.

#### **Cloakroom**

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

#### **Kitchen/Diner**

16' 6" x 8' 6" (5.03m x 2.59m) Wall mounted and floor standing cupboards, complimentary worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, radiator, laminate flooring.



#### **Lounge**

10' 2" x 15' 2" (3.10m x 4.62m) TV point, telephone point, radiator, French doors to outside.

#### **Landing**

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

#### **Bedroom 1**

10' 1" x 14' 5" (3.07m x 4.39m) TV point, telephone point, two radiators, two windows to front.

#### **Bedroom 2**

15' 4" max x 10' 3" (4.67m x 3.12m) Two radiators, two windows to rear.

#### **Bathroom**

Panelled bath with mixer shower attachment, and glass shower screen, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, chrome heated ladder towel rail, inset ceiling spot lights, laminate flooring, extractor fan.



#### **Garden**

The rear garden is truly a lovely feature of this property. It benefits from a paved patio seating area directly outside the French doors with the remainder laid to lawn. Included in the sale is a timber garden shed. At the rear of the house there is a garden gate allowing access to the communal car park and allocated parking space. There are also further visitors spaces.





**TENURE** Freehold

**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: S-3018077**

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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		