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Longstaff & Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



18 Piccadilly Way, Morton, Bourne, PE10 0PE

£165,000 Freehold

- Semi Detached House
- Lounge
- Modern Kitchen
- Large Conservatory
- Two Double Bedrooms

TWO BED SEMI DETACHED HOUSE BEING SOLD WITH NO ONWARD CHAIN.

This property is located in a popular village location. It benefits from modern very well presented accommodation including two reception rooms and two double bedrooms. Viewing is highly recommended to appreciate everything that this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

uPVC front door to Entrance Hallway: Radiator, door to Lounge.

LOUNGE

12' 5" x 15' 0" (3.78m x 4.57m) Under stairs storage space, radiator, TV point, telephone point, stairs to first floor.





KITCHEN

12' 6" x 8' 0" (3.81m x 2.44m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring gas hob with extractor canopy over, double electric oven, to opposite wall further fitted worktop with space and plumbing under for automatic washing machine and fridge/freezer, tall larder style cupboard, vinyl flooring, open through to Conservatory.

CONSERVATORY

8' 11" x 9' 9" (2.72m x 2.97m) Constructed dwarf brick walls with uPVC units over, polycarbonate sloped roof, radiator, vinyl flooring, French doors opening to rear.

FIRST FLOOR

LANDING

Access to roof storage space.

BEDROOM 1

8' 0" x 12' 6" (2.44m x 3.81m) Radiator, two windows to rear.

BEDROOM 2

12' 5" x 8' 9" (3.78m x 2.67m) Built in storage cupboard above stairs, two windows to front, radiator.

BATHROOM

P-Shaped panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, chrome heated ladder towel rail.

EXTERNALLY

The front of this property is open plan and benefits from a low maintenance gravelled front garden. A driveway to one side of the property provides off road parking and a timber gate gains access to the fully enclosed rear garden.

The rear garden benefits from a good degree of privacy and is mostly laid to lawn with 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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND A

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: 17632

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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