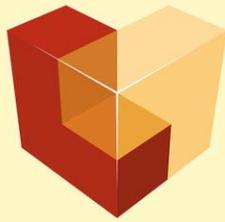


EST 1770



Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



3 Tilia Way, Bourne, Lincolnshire PE10 0QR

£389,995 Freehold

- Semi Detached House
- Entrance Hallway, Cloakroom
- Three Reception Rooms
- Breakfast/Kitchen & Utility Room

SEMI DETACHED FAMILY HOUSE IN POPULAR RESIDENTIAL LOCATION.

This property offers spacious accommodation including two reception rooms a large breakfast kitchen and four double bedrooms.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

Part glazed front door to spacious Entrance Hallway 16'0" max x 10'3" max . Inset floor mat, stairs to first floor, radiator, under stairs storage cupboard.

CLOAKROOM

Low level WC, wash hand basin with vanity cupboard under, complimentary splash back tiling, vinyl flooring, radiator.



FAMILY ROOM/STUDY

6' 9" x 12' 5" (2.06m x 3.78m) Radiator, TV point, telephone point.

BREAKFAST/KITCHEN

15' 11" max x 16' 4" max (4.85m x 4.98m) In L-Shape. 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 taps, eye level double electric oven, four ring gas hob with extractor fan over, integrated dishwasher, space for fridge/freezer, ceramic floor tiles, inset ceiling spot lights, sliding patio doors to outside, radiator.



UTILITY ROOM

7' 8" x 7' 5" (2.34m x 2.26m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktop and splash back tiling, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine and tumble dryer, wall mounted GLOW WORM gas central heating boiler, ceramic floor tiles, extractor fan, part glazed door to outside.



DINING ROOM

13' 10" x 10' 8" (4.22m x 3.25m) Radiator, patio doors opening to rear.

LOUNGE

13' 9" x 18' 1" (4.19m x 5.51m) Coal effect gas fire with wooden surround and polished stone back plate and hearth, TV point, telephone point, two radiators, three wall points, twin opening doors into dining room.



FIRST FLOOR

GALLERIED LANDING

Radiator, airing cupboard housing hot water tank and shelving.

BEDROOM 1

14' 8" x 14' 1" (4.47m x 4.29m) Built in wardrobe, TV point, telephone point, radiator, window to front.



ENSUITE SHOWER ROOM

Enclosed shower cubicle with glass door. low level WC, pedestal wash hand basin, complimentary splash back tiling, radiator, inset ceiling spot lights, extractor fan, white heated ladder towel rail, electric shaver point.



BEDROOM 2

11' 6" x 13' 6" (3.51m x 4.11m) Radiator, window to rear.

BEDROOM 3

13' 7" x 11' 6" (4.14m x 3.51m) Radiator, window to rear.

BEDROOM 4

11' 6" x 10' 11" (3.51m x 3.33m) Built in wardrobe, TV point, radiator, window to front.



SECOND ENSUITE SHOWER ROOM

Enclosed shower cubicle with glass door, pedestal wash hand basin, low level WC, complimentary splash back tiling, wooden effect vinyl flooring, electric shaver point, extractor fan, inset ceiling spot lights, white heated ladder towel rail.

FAMILY BATHROOM

Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC, complimentary splash back tiling, white heated towel ladder, extractor fan, inset ceiling spot lights.



EXTERNALLY

GARDEN

The front of this property is open plan. A driveway to one side of the house provides off road parking for several cars and leads to a double garage with twin up and over doors. A timber gate gains access to the fully enclosed rear garden.

The rear garden benefits from a decked patio seating area with a timber pergola over. The remainder of the rear garden is laid to a neat shaped lawn with mature shrub borders and a further gravelled seating area.

DIRECTIONS

From Eckfords & Longstaff office proceed to the traffic lights at the centre of Boume. Proceed starlight over into South Street and South Road. At the large roundabout take the third exit onto Elsea Park and Tilia Way. Number 3 is located on the left hand side.





AMENITIES

Bourne benefits from local supermarkets and many local stores. There are a variety of bars and restaurants along with excellent takeaways. There are three good primary schools and two senior schools including Bourne Grammar and Bourne Academy.

From Bourne there are regular bus links to Peterborough and Stamford and from Peterborough direct train links to London Kings Cross





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 All mains

COUNCIL TAX BAND E

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17571

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

