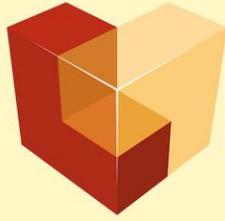


EST 1770



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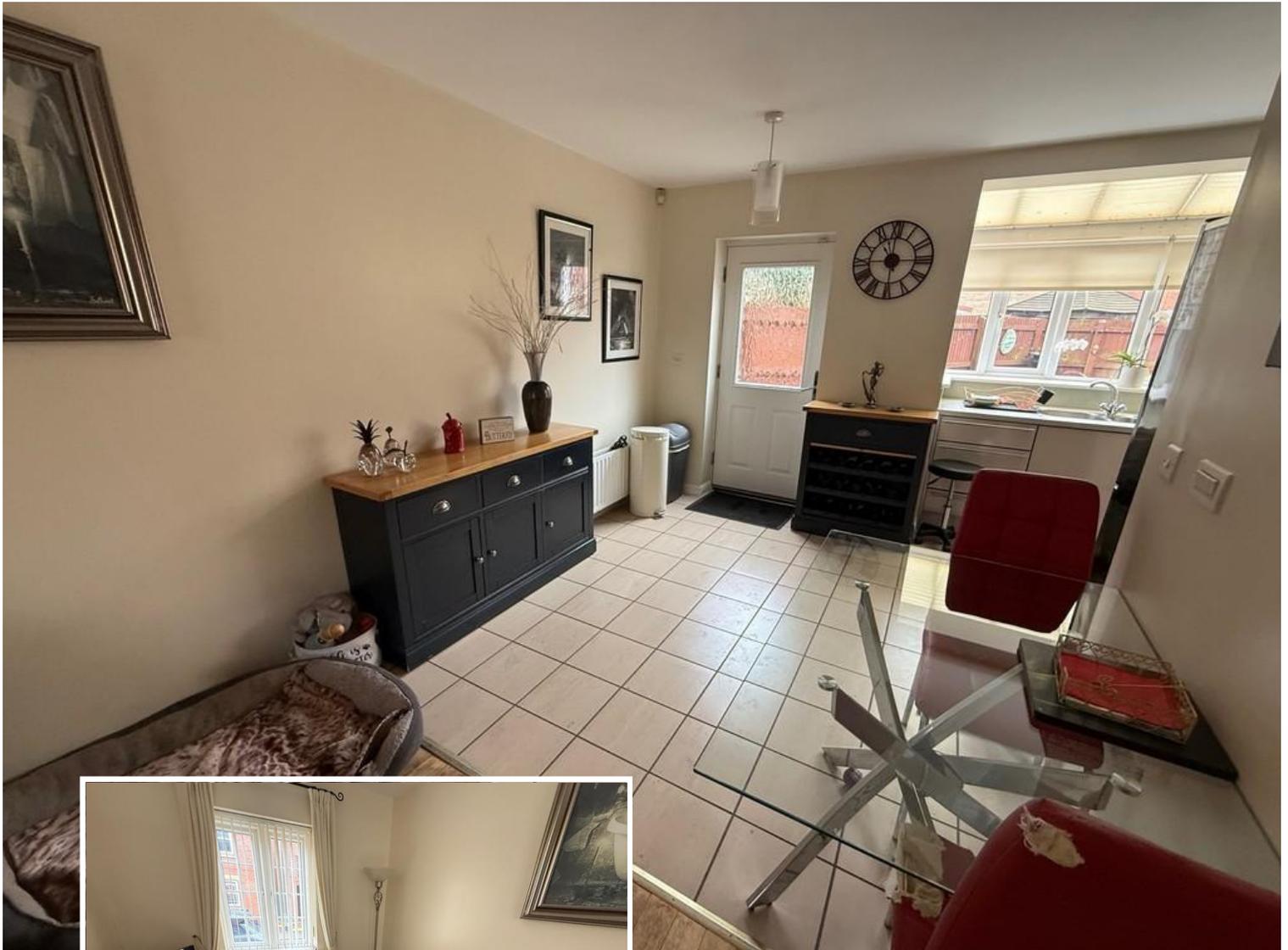


8 Holloway Avenue, Bourne, PE10 0DG

**£269,500 Freehold**

- End Terraced House
- Entrance Hall Way,  
Cloakroom/Utility
- Living Kitchen/Diner
- Lounge on First Floor
- Four Bedrooms

SPALDING 01775 766766 BOURNE 01778 420406



## GROUND FLOOR

### ACCOMMODATION

#### UTILITY CLOAK

4' 11" x 5' 11" (1.5m x 1.8m) Fitted floor standing cupboards, fitted worktop with space and plumbing under for automatic washing machine, inset stainless steel sink and drainer, extra fan, low level WC with concealed flush, radiator, ceramic floor tiles.

#### LIVING KITCHEN/DINER

19' 3 max " x 15' 3 max " (5.87m x 4.65m) To kitchen end, wall mounted and floor standing cupboards including four drawers, complimentary worktops and splash backs, inset stainless steel one and a quarter sink with mixer taps, five ring ceramic hob, glass splash back, extra fan, electric oven, space for fridge/freezer, space and plumbing for



dishwasher, ceramic floor tiles, radiator, part glazed door to outside.  
To dining end, wooden flooring, radiator, TV point, window to front.

#### FIRST FLOOR LANDING

Twin opening doors to Lounge, airing cupboard, access to roof storage space.

#### LOUNGE

19' 4" x 10' 0" (5.89m x 3.05m) Two radiators, pebble effect electric fire, white surround polished stone back plate and hearth, TV point, telephone point, Juliette balcony and French doors opening to rear.

#### BEDROOM 1

9' 2" x 11' 10" (2.79m x 3.61m) TV point, telephone point, radiator, window to rear.

#### ENSUITE SHOWER ROOM

Double width shower cubicle with glass door, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, white heated ladder towel rail, extractor fan.

#### BEDROOM 4

7' 2" x 9' 2" (2.18m x 2.79m) Radiator, window to front.

#### SECOND FLOOR LANDING

#### LANDING

Access to roof storage space, boiler cupboard.

#### BEDROOM 2

10' 1" x 12' 2" (3.07m x 3.71m) TV point, telephone point, built in wardrobe, radiator.

#### BEDROOM 3

8' 0" x 11' 10" (2.44m x 3.61m) Built in wardrobe, radiator, window to front.

#### FAMILY BATHROOM

Panelled bath with mixer shower attachment, glass screen, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, vinyl flooring, radiator.

#### EXTERNALLY

#### GARDEN

The front of this house is open plan. A driveway provides off road parking for several cars. A carport leads through to the back garden and provides excellent storage.

The rear garden is fully enclosed and is mostly laid to lawn with a paved patio seating area.



**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND** D

**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ref: 17693**

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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**CONTACT**