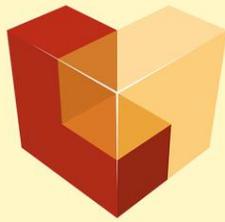


EST 1770



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INC. **Eckfords**

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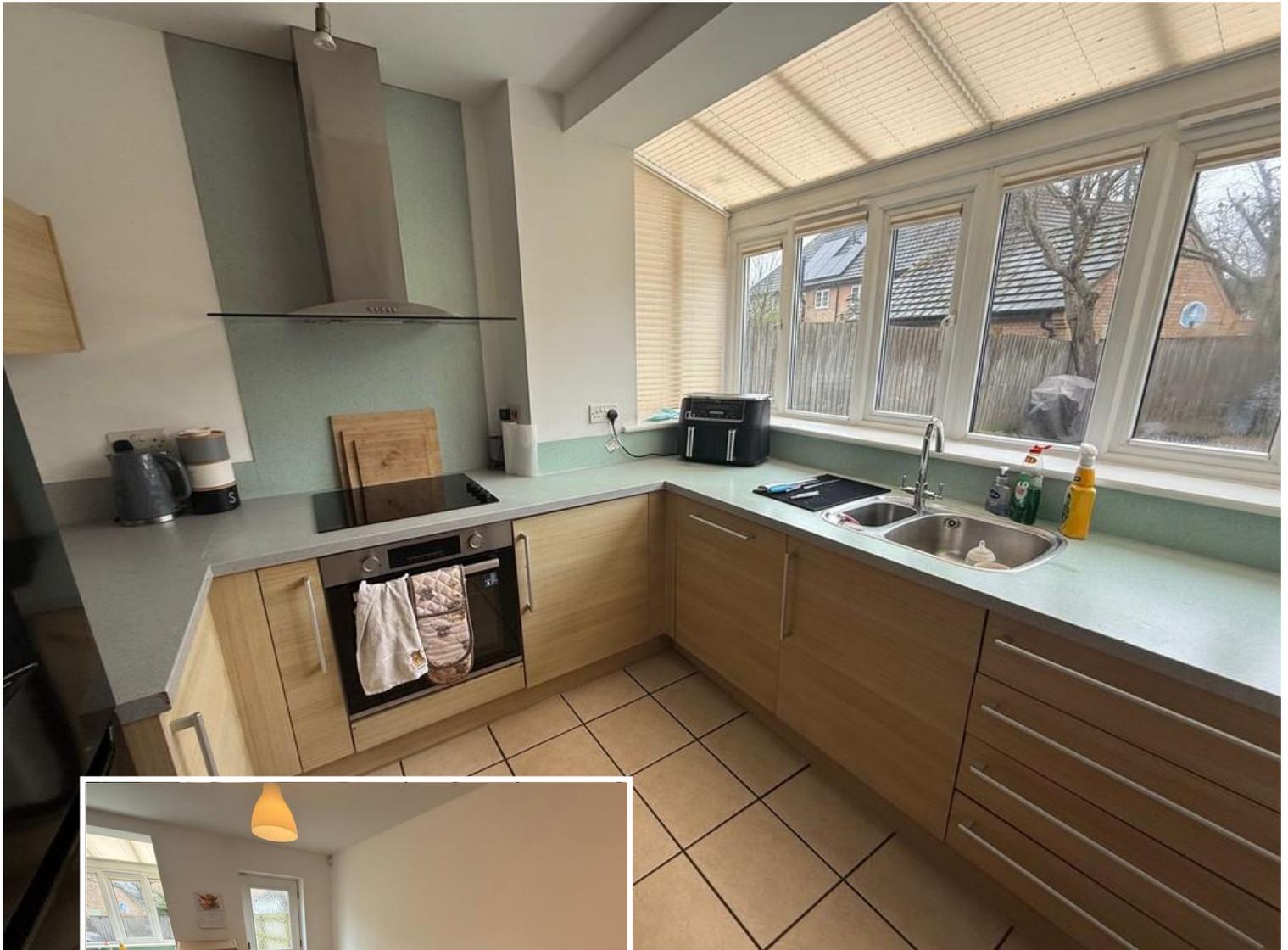


9 Windle Drive, Bourne, Lincolnshire PE10 0DB

£269,500 Freehold

- Mid Terrace Town House
- Entrance Hall Way, Cloakroom/Utility
- Living Kitchen/Diner
- Lounge on First Floor
- Four Bedrooms

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

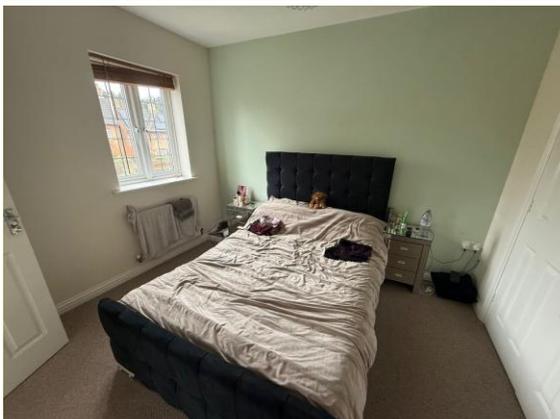
Front door to Entrance hallway, wooden flooring, under stairs storage space, radiator, stairs to first floor.

UTILITY/CLOAKROOM

6' 0" x 4' 10" (1.83m x 1.47m) Floor standing cupboards with worktop over, inset stainless steel sink, space and plumbing under worktop for automatic washing machine, space and plumbing for tumble dryer, ceramic floor tiles, radiator, extractor fan.

LIVING KITCHEN/DINER

19' 3 max" x 15' 3 max" (5.87m x 4.65m) To dining end laminate flooring, radiator, TV point, window to front.
Open through to Kitchen - Fitted light wood effect fitted cupboards including four drawers, complimentary worktops and splash backs, inset stainless steel sink and drainer with mixer tap, four ring ceramic hob with extractor canopy over, electric oven, space for fridge/freezer, ceramic floor tiles, radiator, part glazed door to outside.



FIRST FLOOR LANDING

Airing cupboard housing hot water tank and shelving, radiator, twin opening doors to Lounge.

LOUNGE

9' 11" x 19' 4" (3.02m x 5.89m) TV point, telephone point, electric pebble effect electric fire, cream surround and polished stone back plate and hearth, radiator, Juliette balcony and French doors overlooking rear garden.

BEDROOM 1

10' 6" x 9' 1" (3.2m x 2.77m) Built in wardrobe, TV point, telephone point, radiator, window to rear.

ENSUITE SHOWER ROOM

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

BEDROOM 4

9' 1" x 6' 6" (2.77m x 1.98m) Radiator, window to front.

SECOND FLOOR LANDING

Boiler cupboard, access to roof storage space.

BATHROOM

Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, ceramic floor tiles, extractor fan.

BEDROOM 2

8' 0" x 12' 1 max" (2.44m x 3.68m) Built in wardrobe, TV point, telephone point, radiator, window to front.

BEDROOM 3

9' 11" x 12' 1" (3.02m x 3.68m) TV point, telephone point, built in wardrobe, radiator, window to front.

EXTERNALLY

GARDEN

The front of this property is open plan and benefits from a couple of off road parking spaces.

The rear garden is fully enclosed and mostly laid to lawn with a decked patio at the rear. A carport has a garage door at the front and opens to a timber door gaining access to the rear garden.

DIRECTIONS

From Eckfords & Longstaff office turn right and proceed to the centre of Bourne. Proceed straight over at the traffic lights and follow South Street into South Road. At the next set of traffic lights proceed straight over and then turn right into Holloway Avenue. Follow the road to the right and turn right into Windle Drive. Number 9 is located on the left hand side.

AMENITIES

Bourne benefits from several National supermarkets and local shops. There are also many different bars and restaurants. There are excellent primary and secondary schools including Bourne Grammar and Bourne Academy. From Bourne there are regular bus links to both Peterborough and Stamford.

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 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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Ref: 17692

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

R. Longstaff & Co LLP.
23 North Street
Bourne
Lincolnshire
PE10 9AE

CONTACT

T: 01778 420406
E: boume@longstaff.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

