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INC. **Eckfords**

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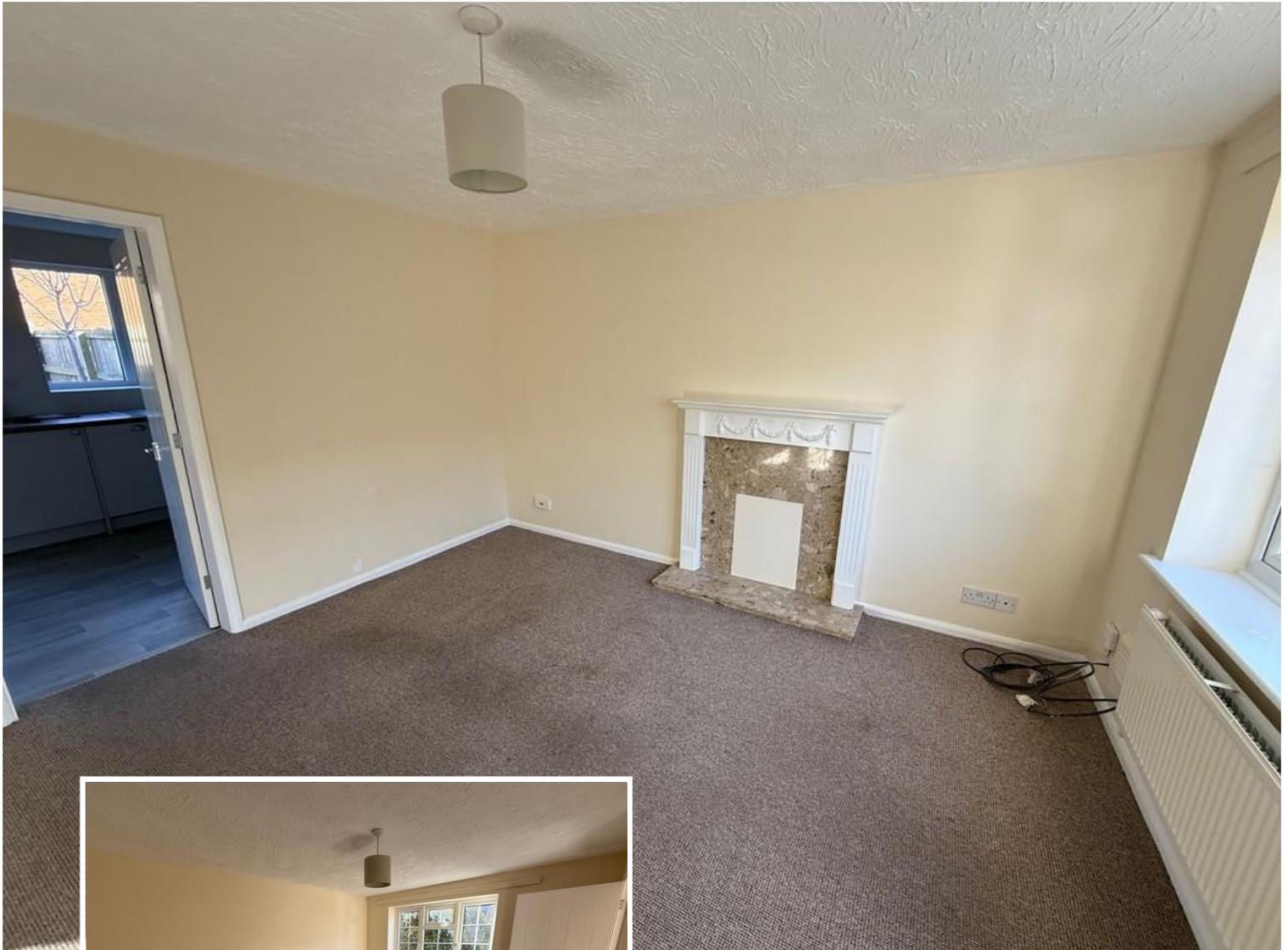
28 Foxley Court, Bourne, PE10 9TY

Guide Price: £220,000 Freehold

An exciting opportunity has arisen to purchase this three bed semi detached house which has recently been renovated throughout. Viewing is highly recommended to appreciate the size of the accommodation and also the quality of the fixtures and fittings.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

uPVC part glazed door to Entrance Hallway:
Radiator, wall mounted thermostatic heating
control, stairs to first floor.

LOUNGE

12' 5" x 12' 7" (3.78m x 3.84m) Feature fire
surround, TV point, telephone point, radiator,
window to front.



KITCHEN/DINER

15' 6" x 9' 8" (4.72m x 2.95m) Refitted with a brand new kitchen, including wall mounted and floor standing cream fronted cupboards, deep pan drawers, complimentary wooden effect fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer tap, four ring ceramic hob with extractor hood over, electric oven, integrated fridge and freezer, integrated dishwasher and washing machine, wooden effect vinyl flooring, radiator, dado rail, deep under stairs storage cupboard, part glazed uPVC door to rear.



FIRST FLOOR LANDING

Access to roof storage space, airing cupboard housing hot water tank.

BEDROOM 1

11' 0" x 8' 10" (3.35m x 2.69m) Picture rail, radiator, window to front.



BEDROOM 2

11' 5" x 8' 7" (3.48m x 2.62m) Laminate flooring, radiator, window to rear.

BEDROOM 3

7' 11" x 6' 6" (2.41m x 1.98m) Radiator, window to front.



BATHROOM

Refitted with a brand new suite including, panelled bath with TRITON electric shower over, glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, wooden effect vinyl flooring, radiator, extractor fan, electric shaver point.

EXTERNALLY

The front of this property is open plan and benefits from a driveway to the side of the house providing off road parking. The remainder of the front garden is block paved and has a circular feature paved patio.

The rear garden is fully enclosed and mostly laid to lawn and includes a paved patio and an outside tap.

DIRECTIONS

From Eckfords and Longstaff's office turn left and proceed heading North along North Street into North Road. At the edge of Bourne turn left into Beaufort Drive. Take the third turning on the right into Foxley Court. Number 28 is located on the right hand side.



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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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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