

EST 1770



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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



Haconby, Bourne

GUIDE PRICE - £225,000 Freehold

- Large Kitchen
- Dining Room
- Lounge
- Study
- Downstairs Shower Room

Modern 4 Bedroom Semi Detached Family Home.
The property offers large Kitchen, separate Dining Room, Lounge, Study, Downstairs Shower Room, En-Suite to Master Bedroom and Family Bathroom,

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



HALLWAY

Laminate flooring, neutral decor, understairs cupboard with built in shelves, smoke alarm and single panel radiator.

LOUNGE

19' 1" x 11' 1" (5.82m maximum x 3.37m maximum)
 Neutral carpet and decor, double panel radiator with thermostat, wall mounted lights, single pendant light, television point, telephone point and patio doors leading to the garden.

DINING ROOM

12' 3" x 10' 0" (3.75m x 3.05m)
 Neutral carpet and decor, television point, double panel radiator with thermostat.



STUDY

7' 6" x 9' 1" (2.31m x 2.78m)

Neutral carpet and decor, single panel radiator with thermostat, television point and telephone point.

KITCHEN

11' 4" x 14' 10" (3.47m maximum x 4.54m maximum)

Neutral flooring and decor. Built in double oven and separate hob with extractor fan over. Drainer sink, double panel radiator with thermostat, spaces for washing machine and dishwasher, integrated fridge freezer and oil fired boiler.



DOWNSTAIRS SHOWER ROOM

7' 2" x 5' 4" (2.2m x 1.63m)

Vinyl flooring and neutral decor. Low level WC, pedestal wash hand basin, shower cubicle and single panel radiator with thermostat.

LANDING AND STAIRS

Neutral carpet and decor, loft access, smoke alarms, single panel radiator with thermostat and single pendant light. Airing cupboard containing a single panel radiator with thermostat and range of pine shelves.



BEDROOM 1 (SOUTH EAST)

16' 0" x 9' 4" (4.88m x 2.87m maximum)

Double Bedroom with neutral carpet and decor, double panel radiator with thermostat, television point, telephone point and built in double wardrobe.

EN-SUITE

5' 6" x 5' 9" (1.69m x 1.76m)

Neutral flooring and decor. Low level WC, pedestal wash hand basin, shower cubicle and single panel radiator with thermostat.

BEDROOM 2 (SOUTH WEST)

8' 7" x 10' 4" (2.63m x 3.17m)

Double Bedroom with neutral carpet and décor, double panel radiator with thermostat, television point, telephone point, single pendant light and built in wardrobe.



BEDROOM 3 (NORTH WEST)

10' 10" x 10' 0" (3.31m x 3.07m)

Double Bedroom with neutral carpet and decor, television point, double panel radiator with thermostat and built in wardrobe.

BEDROOM 4 (NORTH EAST)

8' 11" x 9' 4" (2.73m maximum x 2.86m maximum)

Double Bedroom with neutral carpet and decor, with television point and single panel radiator with thermostat.



FAMILY BATHROOM

5' 9" x 9' 4" (1.76m x 2.86m)

Neutral flooring and décor. Suite consists of bath, low level WC, pedestal wash hand basin and double panel radiator with thermostat.

GARAGE

21' 11" x 10' 9" (6.69m maximum x 3.28m maximum)

Power, lights and boarded out loft space. Oil tank located to rear of garage.

OUTSIDE

Tarmac driveway and lawn to the front of the property. To the rear there are steps leading from the patio area to a raised lawn. Large metal shed located in rear garden.

SERVICES

Mains electric and water. There is no gas at the property.

DIRECTIONS

From Bourne proceed in a northerly direction along the A15. Turn right onto West Road (signposted Haconby) and continue straight on to Main Street. The property can be found on the right hand side.

TENURE

Freehold

SERVICES

Mains electric and water. There is no gas at the property.

COUNCIL TAX

Band 'C'

PHOTOGRAPHS

The photographs were taken in 2013.

LOCAL AUTHORITY

South Kesteven District Council

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: 12636

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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