

Eckfords Property Scene
29, West Street, Bourne, Lincolnshire, PE10 9NB
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215

Eckfords



47 Meadowgate, Bourne, Lincolnshire PE10 9EY

£375,000 - Freehold

Property Summary

This particular property must be viewed to appreciate everything it has to offer potential buyers. It is deceptively spacious with four good size double bedrooms.

Features

- Detached House of Character
- Town Location
- Three Reception Rooms
- Four Double Bedrooms
- Well Kept Gardens to Front & Rear
- Immaculately Presented Throughout
- Viewing Highly Recommended



Room Descriptions

Ground Floor

Accommodation

uPVC part glazed front door (situated at the side of the cottage) to Entrance Hallway:
Stairs to first floor landing.

Lounge

11' 6" x 23' 4" (3.51m x 7.11m) Two radiators, TV point, coal effect electric fire with polished stone back plate and hearth, TV point.

Dining Room

11' 4" x 12' 8" (3.45m x 3.86m) Laminate flooring, TV point, telephone point, radiator, tip and tilt French door opening to Conservatory.

Conservatory

13' 1" x 12' 0" (3.99m x 3.66m) Constructed dwarf brick walls with uPVC units over, polycarbonate pitched roof with centre ceiling light and fan, TV point, wall light point, French doors opening to outside.

Kitchen

11' 5" x 11' 2" (3.48m x 3.40m) Fitted wall mounted and floor standing light wood effect cupboards, inset stainless steel sink and drainer with mixer taps, complimentary fitted worktops and splash back tiling, four ring ceramic hob with extractor canopy over, eye level double electric oven, integrated fridge, freezer, washing machine, tumble dryer and dishwasher, inset ceiling spot lights, radiator, ceramic floor tiles, built in storage cupboard.

Cloakroom

WC, radiator, ceramic floor tiles.

First Floor

Landing

Access to roof storage space which is part boarded and benefits from a pull down ladder and light, airing cupboard, radiator.

Bedroom 1

11' 5" x 12' 7" (3.48m x 3.84m) Radiator, window to front.

Bedroom 2

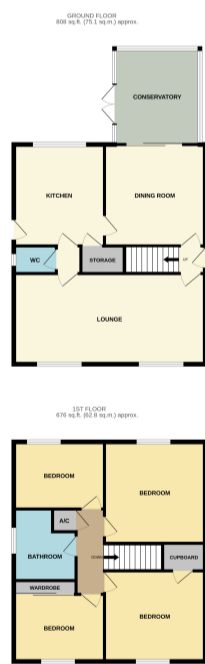
12' 4" x 11' 11" (3.76m x 3.63m) Built in storage cupboard, radiator, window to front.

Bedroom 3

11' 8" x 8' 5" (3.56m x 2.57m) Built in wardrobes with mirrored fronts, radiator, window to front.

Bedroom 4

7' 9" x 12' 2" (2.36m x 3.71m) Radiator, window to rear.



TOTAL FLOOR AREA: 1465 sq. ft. (137.9 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of actual dimensions, areas and volumes are not guaranteed and are for information only. No liability is accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify all details and should be satisfied with the plan before making any offer to purchase. All dimensions are to the centre of walls unless otherwise stated. © 2024

Family Bathroom

8' 7" x 7' 10" (2.62m x 2.39m) Panelled bath, wash hand basin with vanity cupboard under, double width shower cubicle with curved glass door, fully tiled walls, ceramic floor tiles, under floor heating, heated ladder towel rail.

Externally

Garden

The front garden benefits from a large driveway and turning head which provides off road parking for several cars. The remainder of the front garden is laid to a beautifully kept large lawn area.

A timber gate gains access to the fully enclosed rear garden which is another lovely feature of this property. There is a paved patio area with one step up leading to the main area of garden. This is laid to a good size, neat shaped lawn. There are gravelled beds and a further decked area ideal for a hot tub. (Please note the current owner is prepared to sell the 4 seater hot tub which is already at the property. Included in the garden is a brick built workshop, a timber garden shed and a lovely summer house. All have power and lights connected to them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC