

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



54 Kingsway, Bourne, Lincolnshire PE10 9DP

£250,000 - Freehold

Property Summary

This bungalow is surprisingly spacious and is being sold with no onward chain. It would benefit from a degree of modernisation and renovation. Viewing is highly recommended at the earliest opportunity.

Features

- Semi Detached Bungalow
- Popular Residential Location
- Kitchen/Diner
- Lounge
- Three Double Bedrooms
- Enclosed Rear Garden
- On Onward Chain



Room Descriptions

Ground Floor

Accommodation

Part glazed front door at side of Bungalow to Entrance Hallway: Radiator, two built in storage cupboards, wall mounted thermostatic heating control.

Bedroom 1

7' 10" x 12' 0" (2.39m x 3.66m) Built in wardrobes to one wall, radiator, window to side.

Lounge/Diner

13' 0" max x 21' 11" (3.96m x 6.68m) TV point, telephone point, radiator, gas fire, three wall light points.

Kitchen/Diner

10' 3" x 15' 0" (3.12m x 4.57m) Fitted wall mounted and floor standing cupboards, fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, eye level double electric oven, space and plumbing under worktop for automatic washing machine and space for fridge, radiator, telephone point, part glazed door to Sunroom.

Sunroom

16' 2" x 10' 9" (4.93m x 3.28m) L-Shape - Constructed hardwood lower panels with sealed unit double glazed windows over, uPVC door to rear.

Inner Hallway

Bedroom 2

9' 4" x 11' 5" (2.84m x 3.48m) Airing cupboard housing lagged hot water tank, radiator, window to front.

Bedroom 3

8' 5" x 12' 2" (2.57m x 3.71m) Radiator, window to rear.

Bathroom

Panelled bath with shower over, wall mounted wash hand basin, low level WC radiator, splash back tiling, storage cupboard, wall mounted electric heater.

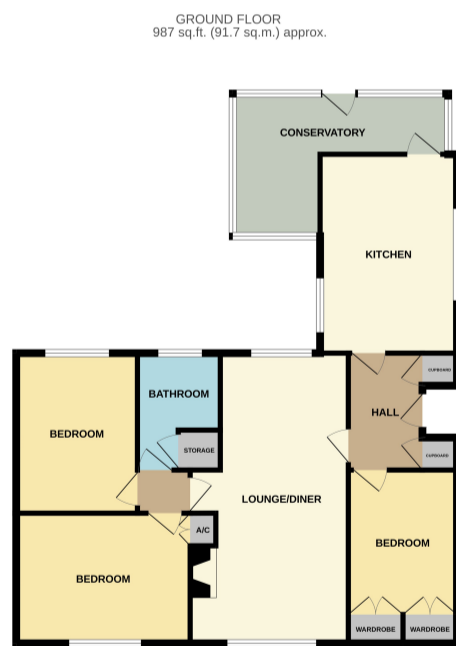
Externally

Garden

The front garden has a low level brick wall and gate. The front garden is laid to gravel for easy maintenance and benefits from attractive flowers and plants.

A driveway to one side of the bungalow provides off road parking and leads to a detached timber garage with twin opening doors.

The rear garden really is a lovely feature of the bungalow and benefits from a good degree of privacy. It is mostly paved for easy maintenance. There are several flower and shrub beds with an abundance of flowers and plants. Overall this really is a lovely garden. Included in the sale is a garden shed and brick built storage shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	