

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



13 Bedehouse Bank, Bourne, Lincolnshire PE10 9JX

£325,000 - Freehold

Property Summary

This property offers spacious well kept accommodation coupled with a generous size plot and delightful gardens. Viewing is highly recommended at the earliest opportunity.

Features

- Individual Detached Bungalow
- Entrance Hallway
- Lounge
- Kitchen & Utility Room
- Three Double Bedrooms
- Beautiful Well Kept Gardens
- Large Driveway
- Single Garage
- Viewing Highly Recommended

Room Descriptions

Ground Floor

Accommodation

uPVC part glazed door opening to Entrance Porch: Ceramic floor tiles, second part glazed timber door opening to Entrance Hallway in L-Shape, Radiator, thermostatic heating control.

Lounge

12' 6" x 15' 0" (3.81m x 4.57m) TV point, radiator, sliding patio door to rear garden.

Kitchen/Diner

13' 9" x 15' 0" max (4.19m x 4.57m) Fitted floor standing and wall mounted light wood effect cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, eye level double electric oven, four ring gas hob with extractor over, space and plumbing under worktop for dishwasher, space for large fridge/freezer, ceramic floor tiles, inset ceiling spot lights radiator.

Utility Room

5' 2" x 9' 11" (1.57m x 3.02m) Fitted tall larder style cupboard and floor standing cupboard, complimentary fitted worktop and splash back tiling, inset stainless steel sink and drainer with taps, space and plumbing under worktop for automatic washing machine and tumble dryer, ceramic floor tiles, radiator, part glazed uPVC door to rear, access to rear storage space.

Bedroom 1

12' 0" x 12' 10" max (3.66m x 3.91m) Radiator, window to radiator.

Ensuite Shower Room

Corner shower cubicle with curved glass door, pedestal wash hand basin, low level WC, complimentary splash back tiling, ceramic floor tiles, heated ladder towel rail, inset ceiling spot lights, extractor fan, electric shaver point.

Bedroom 2

8' 5" x 10' 0" (2.57m x 3.05m) Radiator, window to side.

Bedroom 3

9' 10" x 9' 10" (3.00m x 3.00m) Radiator, window to side.

Family Bathroom

6' 4" x 8' 8" (1.93m x 2.64m) Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC, radiator, complimentary splash back tiling, ceramic floor tiles, extractor fan, inset ceiling spot lights.

Externally

Garden

This detached bungalow benefits from a lovely size plot. Twin opening farm style gates open to a large gravelled driveway with ample parking for several cars. The remainder of the front garden is laid to lawn with beautiful well stocked flower borders. A paved pathway leads around the bungalow and leads to a paved patio area. The rear garden is an absolute delight it has a good size shaped lawn with raised flower beds. At the rear of the garden is a further patio seating area. Overall this is a haven to sit and relax in.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC