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8 Edenham Road, Hanthorpe, Bourne, Lincolnshire PE10 0RB

£449,500 - Freehold

Property Summary

This bungalow benefits from the most enviable views at the front overlooking open fields and countryside. The accommodation is so surprisingly spacious that buyers must view at the earliest opportunity to appreciate everything that it has to offer.

Features

- Extended Detached Bungalow
- Three Reception Rooms
- Modern Kitchen
- Four Bedrooms
- Family Bathroom & Ensuite Shower Room
- Converted Garage
- Fully Enclosed Rear Garden
- Viewing Recommended



Room Descriptions

Ground Floor

Accommodation

Part glazed front door to Large Entrance Hallway: Indian slate flooring, radiator, access to roof storage space, wall mounted digital heating controller, storage cupboard, large walk in airing cupboard with shelving, light and radiator.

Cloakroom

Low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, ceramic floor tiles, radiator, extractor fan.

Kitchen

10' 9" x 12' 11" (3.28m x 3.94m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary solid oak worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, space and plumbing under worktop for dishwasher, space for large style fridge freezer, recessed space for range style cooker with extractor fan over, wooden laminate flooring, inset ceiling spot lights open through to Dining Room.

Dining Room

10' 3" x 10' 8" (3.12m x 3.25m) Indian slate floor tiles, radiator, telephone point, sliding patio doors to side of bungalow, open fire place with timber surround, paved hearth and log burning stove open through to Lounge.

Lounge

15' 0" x 24' 2" (4.57m x 7.37m) Two radiators, TV point, telephone point, inset ceiling spot lights, Indian slate floor tiles, French doors opening to Conservatory.

Conservatory

10' 2" x 13' 1" (3.10m x 3.99m) Dwarf brick walls with uPVC units over, polycarbonate pitched roof, radiator, Indian slate floor tiles, sliding patio door to Garden.

Bedroom 1

11' 11" max x 18' 0" (3.63m x 5.49m) Radiator, French door to rear.

Ensuite Shower Room

Double width shower cubicle to one wall with glass screen, wash hand basin with vanity cupboard under, low level WC with concealed flush, complimentary splash back tiling, ceramic floor tiles, chrome heated ladder towel rail, extractor fan, electric shaver point.

Family Bathroom

Panelled bath with centre mixer taps, shower over, glass screen, wash hand basin with vanity drawers under, low level WC with concealed flush, complimentary splash back tiling, ceramic floor tiles, electric shaver point, white heated ladder towel rail, extractor fan.

Bedroom 2

10' 11" x 13' 10" (3.33m x 4.22m) TV point, laminate flooring, radiator, window to side.

Bedroom 3

10' 9" x 13' 9" (3.28m x 4.19m) Radiator, window to front.

Bedroom 4

14' 1" (including door recess) x 8' 9" (4.29m x 2.67m) Laminate flooring, radiator, window to side.

Externally

Garden

The front of this property benefits from a large double width double driveway with off road parking for several cars. There is access at the side of the bungalow to the former single garage which has been converted into part storage space and part utility room.

The rear garden is a lovely feature of this property and benefits from a good degree of privacy.

There is a large paved patio seating area with a covered pergola over. A small low level picket fence separates the second part of the garden which is mostly laid to lawn with mature and attractive shrub borders. Included in the sale is a timber summer house, garden shed and a wood store. Overall a lovely place to sit and relax in.

Former Single Garage

The first part of the former garage has been converted into a storage room 9'5" x 9'9" with power and light connected and an electric garage door. There is a door leading into the second part of the garage which has been converted into a large utility room 9'10" x 9'8" Fitted worktop with space and plumbing for automatic washing machine and tumble dryer, wall mounted gas central heating boiler, splash back tiling, tiled flooring, built in storage housing pressurised hot water tank and softener.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, column and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any photographs provided. The services, systems and appliances shown here are not intended to be taken as to their quantity or efficiency can be given. Made available on 01/01/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(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	