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Eckfords



7 Conway Drive, Bourne, BOURNE PE10 2BL

£236,995 - Freehold

### Property Summary

This property is located on the popular Elsea Park Estate. It offers spacious accommodation and a larger than average garden for this size property. It is immaculately presented throughout and viewing is essential to appreciate everything it has to offer.

### Features

- Entrance Hall Way, Cloakroom
- Lounge
- Modern Kitchen/Diner
- Three Bedrooms
- Family Bathroom, Ensuite Shower Room
- Off Road Parking & Good Size Garden
- Immaculately Presented Throughout



## Room Descriptions

### Accommodation

#### Lounge

12' 8" x 16' 10" (3.86m x 5.13m) Radiator, window to front, wooden flooring, stairs to first floor.

#### Kitchen/Diner

11' 3" x 15' 7" (3.43m x 4.75m) Fitted wall mounted and floor standing cream fitted cupboards, complimentary worktops, inset stainless steel sink and drainer, eye level electric oven, four ring ceramic hob with chrome extractor canopy over, space and plumbing for automatic washing machine, wooden effect flooring, inset ceiling spot lights, radiator, French doors opening to rear garden.

#### Cloakroom

Low level WC, wash hand basin, complimentary splash back tiling, radiator.

### First Floor

#### Bedroom 1

10' 3" x 10' 9" (3.12m x 3.28m) Radiator.

#### Ensuite Shower Room

Double width shower cubicle, low level WC, wash hand basin, complimentary splash back tiling, radiator, tiled flooring.

#### Bedroom 2

8' 3" x 10' 1" (2.51m x 3.07m) Radiator.

#### Bedroom 3

6' 7" x 7' 0" (2.01m x 2.13m) Radiator.

#### Family Bathroom

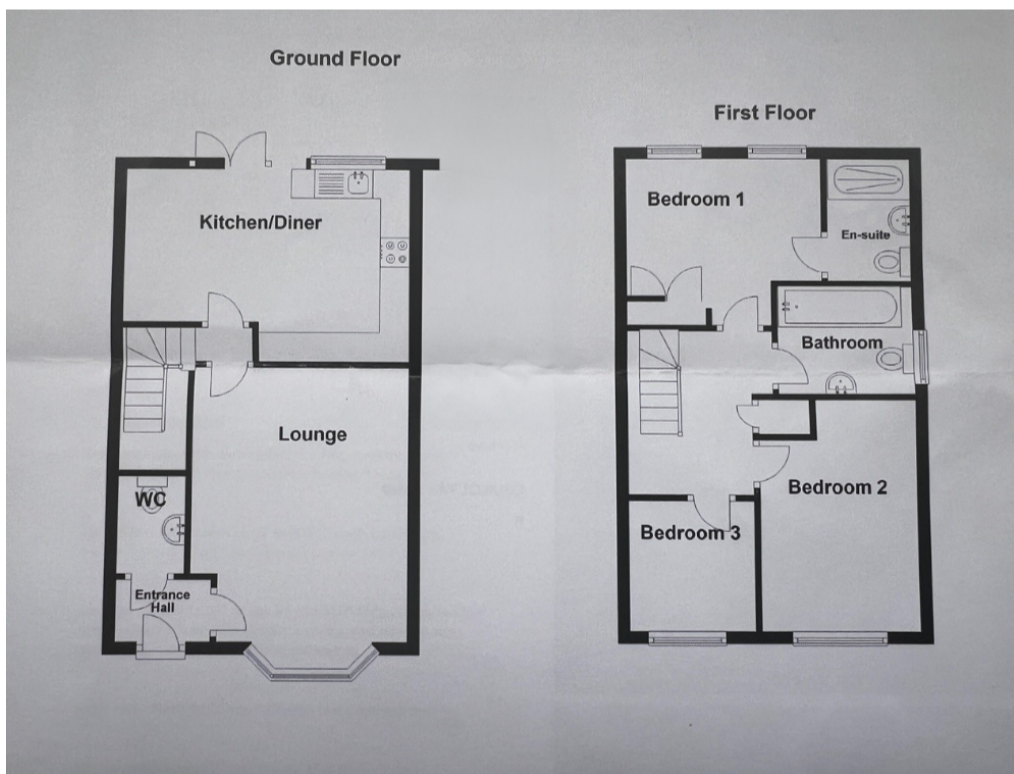
Panelled bath with shower over, glass screen, low level WC, wash hand basin, complimentary splash back tiling, tiled flooring, radiator.

### Externally

#### Garden

This semi detached house benefits from a larger than average rear garden which is laid to lawn. There is also a useful timber garden shed for storage. An outside garden tap and lights at the front and rear.

A driveway to one side of the house provides off road parking for a couple of cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	84	
(69-80)	C		
(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	