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62 Willoughby Road, Bourne, Lincolnshire PE10 9JR

£190,000 - Freehold

### Property Summary

Please be aware that this property is a renovation project and the guide price has been set to reflect the work necessary. The property is not habitable in its current condition. Viewing is highly recommended at the earliest opportunity to appreciate the potential that this property has to offer.

### Features

- Individual Detached House
- Development Opportunity
- Needs Renovating Throughout
- Spacious Accommodation
- Three Double Bedrooms
- Large Plot
- No Onward Chain
- Viewing highly recommended

## Room Descriptions

### Ground Floor

#### Accommodation

uPVC part glazed door located at the side of the of the house leading to a small lean too conservatory.

#### Conservatory

4' 3" x 9' 9" (1.30m x 2.97m) Dwarf brick walls with poly carbonate sloped roof, door through to Kitchen.

#### Kitchen

10' 10" x 14' 0" (3.30m x 4.27m) Under stairs storage cupboard, radiator, window to side.

#### Bathroom

10' 0" max x 8' 8" max (3.05m x 2.64m) Panelled bath, pedestal wash hand basin, low level WC.

#### Inner Hallway

Stairs to first floor.

#### Lounge

12' 0" x 23' 10" (3.66m x 7.26m) Originally two separate rooms with a front door to the front which has been blocked off. Two radiators, two windows to front, sliding patio doors to rear.

### First Floor

#### Bedroom 1

14' 1" x 10' 11" (4.29m x 3.33m) Built in storage cupboard, radiator, window to rear.

#### Bedroom 2

12' 0" x 11' 3" (3.66m x 3.43m) Radiator, window to front and rear.

#### Bedroom 3

12' 3" x 12' 0" (3.73m x 3.66m) Radiator, window to front.

### Externally

#### Garden

The front of this property benefits from a low level fence. A driveway at the side of the house provides off road parking and leads to the large rear garden. There is also access to the rear garden via twin opening farm style gates located off Burmor Close. This leads to a hardstanding area ideal for a caravan or large trailer. The size of the garden is perfect for any one wishing to extend or development the house subject to normal planning regulations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	