

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



10 Marquess Court, Bourne, Lincolnshire PE10 9AL

£235,000 - Freehold

Property Summary

This property offers spacious accommodation including three bedrooms and two bathrooms. It benefits from off road parking, a single garage, a fully enclosed courtyard style garden and a town centre location. Viewing is highly recommended.

Features

- End Terrace Town House
- Quiet Cul De Sac Location
- Three Bedrooms
- Two Bathrooms
- Lounge
- Modern Kitchen/Diner
- Single Garage & Off Road Parking
- No Onward Chain, Viewing Recommended



Room Descriptions

Ground Floor

Accommodation

Part glazed front door to Entrance Hallway: Laminate flooring, radiator, stairs to first floor landing, under stairs storage cupboard.

Cloakroom

Low level WC with concealed flush, wall mounted wash hand basin, splash back tiling, radiator, ceramic floor tiles, extractor fan.

Bedroom 3/Family Room

9' 5" x 11' 2" (2.87m x 3.40m) Radiator, French doors to outside space.

Utility Room

6' 7" x 7' 8" (2.01m x 2.34m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine which is included in the sale, space under worktop for freezer which is also included, ceramic floor tiles, radiator, wall mounted IDEAL LOGIC gas central heating boiler, wall mounted central heating controller, part glazed door to outside.

First Floor

Landing

Stairs to second floor, feature full length window to front.

Lounge

10' 9" x 16' 7" (3.28m x 5.05m) Laminate flooring, two radiators, feature fire place with timber surround polished stone back plate and hearth, TV point, telephone point, archway through Kitchen.

Kitchen/Diner

9' 6" x 15' 1" (2.90m x 4.60m) Wall mounted and floor standing light wood effect fitted cupboards, complimentary worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, space and plumbing under worktop for dishwasher and fridge both of which are included in the sale, laminate flooring, radiator, French doors opening to balcony.

Second Floor

Landing

Access to roof storage space, airing cupboard housing hot water tank and shelving.

Bedroom 1

11' 10" x 16' 5" (3.61m x 5.00m) Two windows to front, radiator.

Ensuite Shower Room

Enclosed shower cubicle with concertina door, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, electric shaver point, extractor fan, ceramic floor tiles, radiator.

Bedroom 2

10' 10" x 9' 7" (3.30m x 2.92m) Radiator, window to rear.

Bathroom

Panelled bath with mixer shower attachment, glass screen, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, ceramic floor tiles, radiator, extractor fan.

Externally

Garden

The front of this town house is open plan and benefits from an off road parking space in front of the single garage. The rear garden is fully enclosed and is laid to gravel and paving for easy maintenance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(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	