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Eckfords



29 Tarragon Way, Bourne, Lincolnshire PE10 9NA

£450,000 - Freehold

Property Summary

This family house is located in a popular residential location close to all the local amenities and schools including Bourne Academy & Bourne Grammar School. There are regular bus links to Stamford and Peterborough and from Peterborough there is easy access and train links to London Kings Cross. Overall a very impressive property that should be viewed.

Features

- Detached Family House on Corner Plot
- Entrance Hallway, Cloakroom
- Lounge & Separate Dining Room
- Modern Living Kitchen & Utility Room
- Four Double Bedrooms
- Two Bathrooms
- Double Garage



Room Descriptions

Ground Floor

Accommodation

Canopy porch, outside light, part glazed front door and side panel to Entrance hallway: 21'2" max x 8'6" Dado rail, radiator, stairs to first floor.

Cloakroom

Low level WC with concealed flush, wash hand basin, splash back tiling, radiator, laminate flooring, extractor fan.

Lounge

11' 10" x 17' 10" (3.61m x 5.44m) From hallway twin opening glazed doors lead into Lounge, living flame pebble effect fire with cream surround, polished stone back plate and hearth, TV point, telephone point, laminate flooring, two radiators twin opening French doors open to Dining Room.

Dining Room

10' 1" x 11' 10" (3.07m x 3.61m) Laminate flooring, radiator, French doors opening to rear garden.

Kitchen

11' 1" max x 13' 3" (3.38m x 4.04m) Fitted wall mounted and floor standing light wood cupboards including four drawers, complimentary fitted worktop and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, eye level double electric oven, integrated dishwasher, integrated fridge and freezer, laminate flooring, radiator, inset spot lights open through to Family Room/Breakfast Room.

Family Room/Breakfast Room

13' 10" x 9' 3" (4.22m x 2.82m) TV point, two radiators, laminate flooring, French doors opening to rear Garden.

Utility Room

5' 4" x 9' 3" (1.63m x 2.82m) Fitted wall mounted and floor standing light wood cupboards, fitted worktop and splash back tiling, inset stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine and tumble dryer, wall mounted gas central heating boiler and digital heating controller, laminate flooring, radiator, dado rail, part glazed door to outside, pedestrian door to double garage.

First Floor

Galleried Landing

11' 7" x 11' 0" (3.53m x 3.35m) Access to roof storage space, airing cupboard housing hot water tank and shelving.

Bedroom 1

13' 4" x 14' 11" (4.06m x 4.55m) Built in wardrobes, TV point, radiator, window to front.

Ensuite Shower Room

5' 0" x 9' 9" (1.52m x 2.97m) Double width shower cubicle with glass sliding door, pedestal; wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, electric shaver point, radiator, extractor fan.

Bedroom 2

11' 10" x 13' 9" (3.61m x 4.19m) Built in wardrobes, TV point, radiator, window to front.

Bedroom 3

11' 8" x 11' 10" (3.56m x 3.61m) Built in wardrobes, TV point, laminate flooring, radiator, window to rear.

Bedroom 4

9' 4" x 12' 4" (2.84m x 3.76m) Built in wardrobes, radiator, TV point, window to rear.

Family Bathroom

Double width shower cubicle with glass doors, pedestal wash hand basin, panelled bath, low level WC with concealed flush, complimentary splash back tiling, radiator, extractor fan, electric shaver point, vinyl flooring.

Externally

Garden

This property occupies a lovely size corner plot. The front garden is open plan and benefits from a double width driveway providing ample parking for several cars and leading to a double garage. The remainder of the front garden is laid to a neat shaped lawn with attractive shrub borders. A gate at one side of the house leads to the fully enclosed rear garden. The rear garden benefits from a shaped paved patio, a large lawn with attractive gravel borders ideal for potted plants. Included in this sale is a timer summer house, timber garden shed and a further plastic storage unit. Overall this is a well presented lovely haven to sit and relax in.

Double Garage

17' 2" x 15' 3" (5.23m x 4.65m) Up and over garage door, power and light connected.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(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	