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12 St Peters Road, Bourne, Lincolnshire PE10 9NF

£375,000 - Freehold

Property Summary

This bungalow has been finished to a high specification throughout including inset ceiling spot lights, under floor central heating and wall mounted digital thermostatic heating controls in all the rooms. The bungalow also benefits from fast fibre broadband to the property. As the bungalow is Architect designed it is covered by a very comprehensive structural warranty with PROTECK and has another 7 years remaining on the warranty. Externally there is a covered carport and subject to normal planning permissions this could be replaced by a single garage.

Features

- Individual Architect Designed Bungalow
- Modern Open Plan Living
- Three Good Size Bedrooms
- Kitchen & Dining Area
- Family Bathroom
- Enclosed Low Maintenance Rear Garden
- Off Road Parking & Carport
- Viewing Highly Recommended

Room Descriptions

Ground Floor

Accommodation

Part glazed front door opening to Entrance hallway: 18'3" x 3'11" Inset floor mat LVT flooring, boiler cupboard, access to roof storage space, inset ceiling spot lights, media cupboard.

Open Plan Living Space

15' 10" max x 25' 2" (4.83m x 7.67m) In L-Shape.

To the kitchen area, wall mounted and floor standing fitted cupboards including deep pan drawers, complimentary fitted worktops and splash back tiling, inset polycarbonate sink and drainer with mixer tap, four ring ceramic hob, extractor canopy over, electric oven, integrated dishwasher, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, open through to Dining Area & Lounge, LVT flooring throughout, inset ceiling spot lights, TV and telephone point, at the end of the lounge Bi - Fold opening doors to rear garden.

Bedroom 1

11' 5" x 14' 7" (3.48m x 4.45m) Inset ceiling spot lights, overbed spot lights, TV point, window to side and rear.

Bedroom 2

10' 8" x 12' 9" (3.25m x 3.89m) Inset ceiling spot lights, over bed spot lights, TV point, window to side and front.

Bedroom 3

8' 4" max x 9' 2" (2.54m x 2.79m) Inset ceiling spot lights, feature full length window to front, window to side, built in storage cupboard.

Family Bathroom

5' 7" x 8' 4" (1.70m x 2.54m) Sensor lights ,Panelled bath with shower over, large umbrella style shower head, glass screen, complimentary splash back tiling, wash hand basin, low level WC with concealed flush with vanity cupboards under, LVT flooring, chrome heated ladder towel rail, large wall mounted mirror with touch screen lightning.

Externally

Garden

The front of this property is open plan and laid to a large block paved driveway for parking for several cars. There is also a double carport and power and water supply. A gate at the front and side of the bungalow gain access to the fully enclosed low maintenance rear garden which is another stunning feature of this bungalow. The rear garden benefits from a paved patio, Astro turf and raised flower beds. There is also a bespoke fish tank and garden shed which the sellers will include in the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	83	94
(81-91) B		
(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 