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25 Plumpton Chase, Bourne, Lincolnshire PE10 0ZE

£239,995 - Freehold

### Property Summary

Spacious family home located on the popular Elsea Park development. Viewing recommended to appreciate everything that this property has to offer.

### Features

- Semi Detached House built by Kier Homes
- Entrance Hallway, Cloakroom
- Kitchen/Diner, Utility Room
- Lounge
- Three Bedrooms
- Ensuite Shower Room & Family Bathroom
- Off Road Parking, Single Garage
- Well Presented Throughout

## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed front door to Entrance Hallway: Stairs to first floor, wooden effect flooring, radiator, telephone point.

#### Cloakroom

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

#### Lounge

9' 10" x 15' 5" (3.00m x 4.70m) Two radiators, TV Point, telephone point, French doors opening to rear garden.

#### Kitchen/Diner

9' 8" x 15' 5" (2.95m x 4.70m) Fitted wall mounted and floor standing white fronted cupboards including four drawers, complimentary wooden effect worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, integrated dishwasher, integrated fridge and freezer, two radiators, inset ceiling spot lights, wooden effect vinyl flooring.

#### Utility Room

5' 5" x 5' 2" (1.65m x 1.57m) Fitted worktop, space under for storage cupboard, integrated washing machine, space and plumbing for tumble dryer, radiator, wooden effect vinyl flooring, part glazed door to outside.

### First Floor

#### Landing

Radiator, airing cupboard.

#### Bedroom 1

9' 10" x 15' 5" (3.00m x 4.70m) Built in double wardrobe, radiator, TV point, window to front.

#### Ensuite Shower Room

Double width shower cubicle with glass door, low level WC with concealed flush, pedestal wash hand basin, radiator, inset spot lights, extractor fan, wooden effect vinyl flooring.

#### Bedroom 2

8' 10" x 9' 11" (2.69m x 3.02m) Access to roof storage space, TV point, telephone point, radiator.

#### Bedroom 3

6' 4" x 9' 10" (1.93m x 3.00m) Radiator, window to rear.

#### Family Bathroom

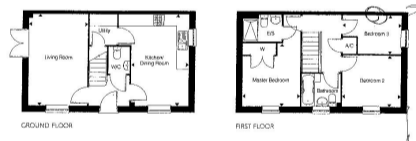
6' 8" x 5' 6" (2.03m x 1.68m) Panelled bath with mains shower over and glass shower door, mixer shower attachment on main taps, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, wooden effect vinyl flooring, inset ceiling spot lights, extractor fan, radiator.

### Externally

#### Garden

The front of this property is open plan. To the left hand side of the house is a single garage located in a block of three with off road parking to the front.

The rear garden is larger than average for this style property. It is laid to a paved patio area with the remainder gravelled for easy maintenance. There is a rear timber gate at the bottom of the garden allowing bin access. Included in the sale is a good size timber shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	83	
(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	