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63 Saxon Way, Bourne, Lincolnshire PE10 9QY

£440,000 - Freehold

Property Summary

An exciting opportunity to purchase this sought after family house. This property has been exceptionally well maintained by the current owners and really is immaculately presented throughout.

Features

- Detached Family House
- Entrance Hall Way
- Three Reception Rooms
- Wow Factor Kitchen
- Utility and Cloakroom
- Four Bedrooms
- Two Bathrooms
- Large Double Width Driveway
- Private Rear Garden

Room Descriptions

AGENTS NOTE

A brand new highly efficient gas boiler was installed in October 2023. It comes with a 5 year warranty. At the same time a full flush and refill of the central heating system was completed.

Ground Floor

Accommodation

uPVC part glazed front door and side panel to Entrance hallway: wooden flooring, under stairs storage space, radiator, stairs to first floor landing, fitted oak corner cupboard.

Lounge

11' 1" x 23' 10" (3.38m x 7.26m) Dual aspect room, two radiators, coal effect electric fire with polished stone mantle, back plate and hearth, TV point, French doors opening to rear garden, open through to Dining Room.

Dining Room

11' 10" x 12' 5" (3.61m x 3.78m) Laminate flooring, radiator.

Kitchen

11' 7" x 19' 0" (3.53m x 5.79m) A wow factor kitchen for entertaining and enjoying. Fitted wall mounted and floor standing cream front cupboards including deep pan drawers and wine rack, complimentary granite worktops with inset one and a half bowl inset sink and moulded draining board, eye level double electric oven with warming drawer below, and integrated microwave oven, integrated tall fridge and freezer, pull out larder style cupboards, centre island with complimentary wooden worktop, five ring induction ceramic hob with extractor fan over, further cupboards and drawers under island including an integrated wine fridge, inset ceiling spot lights, vertical radiator, underfloor electric heating, ceramic floor tiles, French doors leading to rear garden. Please note all cooking appliances are NEFF.

Utility Room

8' 1" max x 9' 11" (2.46m x 3.02m) Floor standing and wall mounted cream cupboards with complimentary fitted worktops and splash backs, inset stainless steel sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine, ceramic floor tiles, built in storage cupboard, inset ceiling spot lights, underfloor electric heating, part glazed uPVC door to outside.

Cloakroom

Low level WC with concealed flush, wash hand basin with vanity cupboard under, chrome heated ladder towel rail, ceramic floor tiles, inset ceiling spot lights.

Study

11' 10" x 12' 5" (3.61m x 3.78m) Laminate flooring, radiator, hard wired socket for internet (LAN), velux window.

First Floor

Landing

Access to roof storage which is fully boarded and benefits from power and light, space, inset ceiling spot lights.

Bedroom 1

11' 0" x 15' 7" (3.35m x 4.75m) Built in wardrobes to one wall, laminate flooring, inset ceiling spot lights, radiator, window to front, access to roof storage space which is partially boarded and benefits from power and light.

Ensuite Bathroom

7' 9" x 10' 8" (2.36m x 3.25m) Double width shower cubicle with glass screen and fully tiled walls, panelled bath with mixer tap, wash hand basin with vanity cupboard under, wall mounted background lit mirror with shaver socket, low level WC with concealed flush, vertical radiator, vinyl flooring, inset ceiling spot lights.

Bedroom 2

9' 9" x 11' 10" (2.97m x 3.61m) Radiator, window to front.

Bedroom 3

11' 1" x 8' 6" (3.38m x 2.59m) Built in double wardrobe, laminate flooring, radiator, window to rear.

Bedroom 4

8' 11" x 9' 1" (2.72m x 2.77m) Built in high rise single bed, overbed wall mounted storage cupboards, built in wardrobe and built in desk, matching chest of drawers, laminate flooring, radiator, window to front.

Family Bathroom

Shaped bath with electric shower over, low level WC with concealed flush, pedestal wash hand basin, partially tiled walls, ceramic floor tiles, chrome heated ladder towel rail, electric shaver socket, airing cupboard housing gas central heating boiler, inset ceiling spot lights.

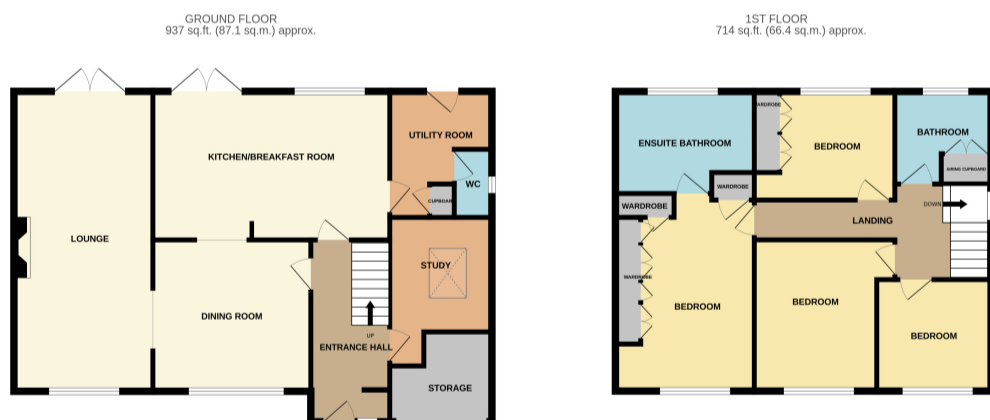
Externally

Garden

The front of this property benefits from a large block paved driveway which provides off road parking for several cars and leads to a part converted single garage used as a store.

Access to the fully enclosed rear garden is via a gate located to one side of the property. The rear garden offers a good degree of privacy and benefits from various seating areas to enjoy the sun at all times of the day.

It benefits from a paved patio area and paved pathways around the rear of the house. There is a further raised decked patio area to one side of the garden with small inset patio lights. Located next to the decking is a timber summer house 5'10" x 6'10" with power connected. The remainder of the garden is mostly laid to lawn with attractive flower and shrub borders. Towards the rear is another seating area with a timber arbour. Included in the garden is an outside tap, several external power sockets and wall lights



TOTAL FLOOR AREA: 1651 sq.ft. (153.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC