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2 Manor Lane, Bourne, Lincolnshire PE10 9PQ

£415,000 - Freehold

### Property Summary

This beautiful semi detached cottage offers so much to potential buyers. Its hidden away location offers privacy whilst at the same time being so close to the town centre and all the local amenities.

### Features

- Semi Detached Cottage
- Large Kitchen/Diner
- Lounge with Log Burner
- Conservatory
- Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Beautiful Rear Garden
- Off Road Parking



## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed uPVC wood effect stable part door opening to Inner hallway: Stone flooring.

#### Cloakroom

Low level WC with concealed flush, wall mounted wash hand basin, stone flooring.

#### Kitchen/Diner

15' 1" x 20' 0" max (4.60m x 6.10m) A truly lovely room over looking the beautiful rear garden.

Fitted floor standing cream fronted cupboards with complimentary wooden effect worktops, inset porcelain sink and drainer with mixer taps, four ring gas hob with chrome extractor canopy over, electric oven, space and plumbing under work top for dish washer, feature exposed brick walls, timber beams, inset ceiling spot lights, stone flooring, French doors opening to outside seating area, radiator, latched style door to stairs and first floor landing.

#### Lounge

Three wall light points, three radiators, brick chimney breast with log burning stove, paved hearth, TV point, laminate flooring, deep storage cupboard, wooden ceiling beams, telephone point. French doors from lounge to Conservatory.

#### Conservatory

13' 1" x 14' 1" (3.99m x 4.29m) Constructed dwarf brick walls with uPVC wooden effect units over, polycarbonate sloped roof, radiator, wooden effect laminate flooring, French doors opening to rear garden.

### First Floor

#### Landing

Spilt landing, radiator.

#### Bedroom 1

9' 7" x 14' 10" (2.92m x 4.52m) Exposed wooden floor boards, radiator, window to front and rear.

#### Bedroom 2

8' 6" x 12' 4" max (2.59m x 3.76m) Exposed wooden floor boards, access to roof storage space, window to rear.

#### Bedroom 3

7' 7" x 14' 6" (2.31m x 4.42m) Built in storage cupboard, radiator, window to front and rear.

#### Bathroom

8' 5" x 9' 3" (2.57m x 2.82m) Ball and claw free standing bath with mixer shower attachment, pedestal wash hand basin, low level WC, half panelled wooden walls, splash back tiling, radiator, velux window.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC