

Eckfords Property Scene
29, West Street, Bourne, Lincolnshire, PE10 9NB
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215

Eckfords



7 Broadlands Avenue, Bourne, Lincolnshire PE10 9BG

£430,000 - Freehold

Property Summary

This detached house is situated within easy walking distance of Bourne town centre. Bourne benefits from excellent primary and senior schools including Bourne Grammar. There are a variety of both national and local shops in the town and various restaurants and bars. Bourne has regular bus links to Peterborough and Stamford. Viewing is highly recommended to appreciate everything that this property has to offer.

Features

- Detached House
- Entrance Hall Way, Cloakroom
- Fabulous Open Plan Living Accommodation
- Family Room/Sixth Bedroom
- Utility Room
- Five Bedrooms
- Family Bathroom, Ensuite Shower Room
- Good Size Rear Garden



Room Descriptions

Ground Floor

Accommodation

uPVC front door and side panel to Entrance Hallway: Italian floor tiles, radiator, stairs to first floor.

Cloakroom

Low level WC with concealed flush, wall mounted wash hand basin, Italian floor tiles, inset spot lights.

Open Plan Living Room/Dining Area.

13' 0" x 11' 5" (3.96m x 3.48m) A fabulous room open through to Dining Area and then through to Kitchen.

Box bay window to front aspect with window seat, radiator with cover, Italian floor tiles, TV point.

Dining Area

11' 0" x 9' 0" (3.35m x 2.74m) Italian floor tiles, French Doors opening to rear garden. Open through to Kitchen.

Kitchen

10' 3" x 10' 4" (3.12m x 3.15m) Fitted wall mounted and floor standing cream fronted cupboards, complimentary worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, peninsular breakfast bar, integrated dishwasher, integrated freezer, space for integrated fridge, 5 ring range cooker with double oven, inset ceiling spot lights, Italian floor tiles.

Utility Room

7' 8" x 10' 9" (2.34m x 3.28m) Floor standing cupboards, complementary fitted worktops, space and plumbing for automatic washing machine and tumble dryer, wall mounted gas central heating boiler, tall larder style cupboard, ceramic floor tiles, radiator, part glazed uPVC door to outside, pedestrian door to garage.

First Floor

Landing

Access to roof storage space, airing cupboard housing hot water tank and shelving.

Bedroom 1

14' 1" max x 19' 6" max (4.29m x 5.94m) A lovely large room in L-Shape.

Vaulted ceiling with inset spot lights and a velux window to the rear, window to front, radiator, built in wardrobes to one wall with matching drawers, further built in storage cupboard, access to roof storage space.

Ensuite Shower Room

Double width shower cubicle with glass screen, umbrella style shower head, wash hand basin with drawers under, low level WC with concealed flush, fully tiled walls, ceramic floor tiles, heated ladder towel rail, under floor heating, inset ceiling spot lights.

Bedroom 2

10' 6" x 12' 4" (3.20m x 3.76m) TV point, radiator, window to front.

Bedroom 3

10' 11" max x 13' 5" max (3.33m x 4.09m) Radiator, window to rear.

Bedroom 4

13' 6" x 11' 3" (4.11m x 3.43m) Built in wardrobe, radiator, window to front.

Bedroom 5

8' 4" x 9' 0" (2.54m x 2.74m) Radiator, window to front.

Family Bathroom

Panelled bath with shower over, low level WC, wash hand basin with vanity unit, splash back tiling, porcelain floor tiles, radiator, inset ceiling spot lights.

Externally

Garden

The front of this property benefits from a large gravelled driveway which provides off road parking for several cars and leads to a larger than average single garage with an electric up and over door. The rear garden is fully enclosed and west facing. It has a very large patio area with an area of lawn and a pretty timber pergola.

Agents Note

This property benefits from solar panels that generate a quarterly income and during the summer months reduces electricity costs. There is also a CCTV security system and external power points both to the front and rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC