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33 Kingsway, Bourne PE10 9DP

£350,000 - Freehold

### Property Summary

This property really must be viewed to appreciate everything that it has to offer including three reception rooms, four good size bedrooms and a truly lovely rear garden. Situated in a popular residential location this house is close to excellent primary and senior schools and is a perfect family home.

### Features

- Extended Semi Detached House
- Entrance Hall Way, Cloakroom
- Lounge, Dining Room
- Family Room
- Large Breakfast Kitchen
- Four Good Size Bedrooms
- Refitted Bathroom
- Large Rear Garden
- Popular Residential Location, No Onward Chain





## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed front door to Entrance Porch: Tiled flooring, under floor electric heating. Second part glazed door to Entrance hallway: Laminate flooring, telephone point, radiator, under stairs storage space, stairs to first floor landing, archway through to Dining Room.

#### Cloakroom

Low level WC with concealed flush, wall mounted wash hand basin, ceramic floor tiles, radiator.

#### Lounge

11' 1" x 18' 5" (3.38m x 5.61m) Laminate flooring, log burning stove in recessed fire place with paved hearth, two radiators, TV point.

#### Dining Room

10' 5" x 11' 1" (3.17m x 3.38m) Built in storage cupboards, laminate flooring, vertical radiator, archway through to Family Room.

#### Family Room

9' 5" x 11' 10" (2.87m x 3.61m) Laminate flooring, radiator, French doors opening to rear garden.

#### Breakfast/Kitchen

8' 10" x 19' 3" (2.69m x 5.87m) Fitted wall mounted and floor standing white fronted cupboards with under unit lighting, complimentary worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob, extractor canopy over, electric oven, AGA cooker with two solid ring plates and a double oven incorporating a modern oil fired central heating system, space and plumbing under worktop for automatic washing machine, space and plumbing for tumble dryer, space for fridge/freezer, vinyl flooring, peninsular breakfast bar with space for high stools, part glazed uPVC door to outside.

### First Floor

#### Landing

Access to roof storage space, doors off to bedrooms.

#### Bedroom 1

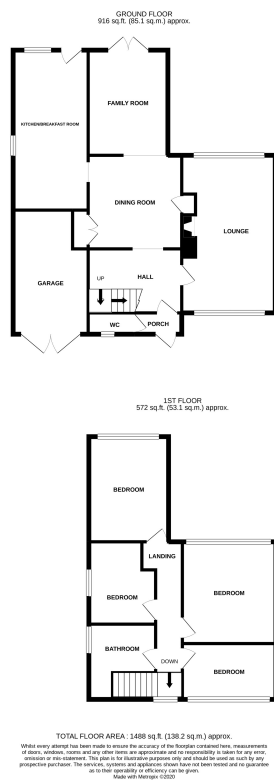
9' 4" x 11' 10" (2.84m x 3.61m) A lovely room with fabulous views over looking the rear garden. Laminate flooring, radiator, access to roof storage space, window to rear.

#### Bedroom 2

12' 3" x 11' 1" (3.73m x 3.38m) Wooden flooring, radiator, window to rear.

#### Bedroom 3

6' 8" x 11' 1" (2.03m x 3.38m) Radiator, window to front.



#### Bedroom 4

8' 0" x 6' 2" (2.44m x 1.88m) Laminate flooring, radiator, window to side.

#### Family Bathroom

7' 8" x 9' 3" max (2.34m x 2.82m) Panelled bath with tiled surround, shower over, low level WC with concealed flush, pedestal wash hand basin, tiled effect cushioned flooring, heated towel rail, radiator, inset ceiling spot lights.

### Externally

#### Garden

The front of this property is open plan and laid to hard standing and gravel to provide off road parking for several cars. This leads to a single garage with twin opening timber doors. The rear garden is an absolutely fantastic feature of this property. it offers a good degree of privacy and must be seen to appreciate everything it has to offer. Directly outside the back door is a large decked patio area with a pergola over and outside power supply. This is an ideal space for drying clothes on a wet day or somewhere to sit and relax. There are two further paved seating areas and a BBQ area. The remainder of the garden is laid to a large shaped lawn with a wealth of mature trees and shrubs including several different fruit trees Apple, Pear and Cherry. To one side of the house is an attractive barked area and at the other side is a large wood store and bin storage area. Included in this sale is a timber summer house. Overall this garden really is an outside haven to sit and relax in.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	