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5 The Croft, Bourne, Lincolnshire PE10 9GX

£212,000 - Leasehold

### Property Summary

The Croft is a purpose built retirement complex purposely built for the over 55's and independent living. All residents on The Croft benefit from The Manor House which holds regular functions. The residents launderette and also a well stocked library. There is also a guest suite which can be booked for guests for a small fee.

### Features

- Mid Terraced Bungalow for the over 55's
- Well Presented Throughout
- Lounge
- Kitchen/Diner
- Two Double Bedrooms
- Shower Room
- Communal Car Park & Gardens
- Council Tax Band B





## Room Descriptions

### AGENTS NOTE

Please be advised that the scheme at The Croft is designed for independent retirement living and no care or assistance is provided by The Longhurst Group.

The property is leasehold with a long remaining lease originally granted in 2012 for 125 years.

The service charges & ground rent as of April 2023 are £216.89 pcm.

This includes maintenance of all communal areas, an annual boiler check, building insurance, exterior window cleaning and use of the facilities in The Manor House.

## Ground Floor

### Accommodation

Part glazed door to Entrance Hallway: Radiator, lifeline telephone, access to roof storage space. Storage cupboard housing gas central heating boiler. Further cloak cupboard.

### Lounge

12' 5" into bay window x 14' 11" (3.78m x 4.55m) TV point, telephone point, radiator.

### Kitchen

10' 4" x 12' 9" (3.15m x 3.89m) Fitted wall mounted and floor standing cream fronted cupboards, three deep pan drawers, complimentary worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, eye level electric oven, integrated fridge and freezer, space and plumbing for automatic washing machine and space and plumbing for dishwasher, radiator, vinyl flooring, part glazed door to outside.

### Bedroom 1

10' 7" max x 10' 10" (3.23m x 3.30m) Built in double wardrobe, radiator, TV point, telephone point, window to rear.

### Bedroom 2

8' 10" x 10' 11" (2.69m x 3.33m) Radiator, window to front.

### Shower Room

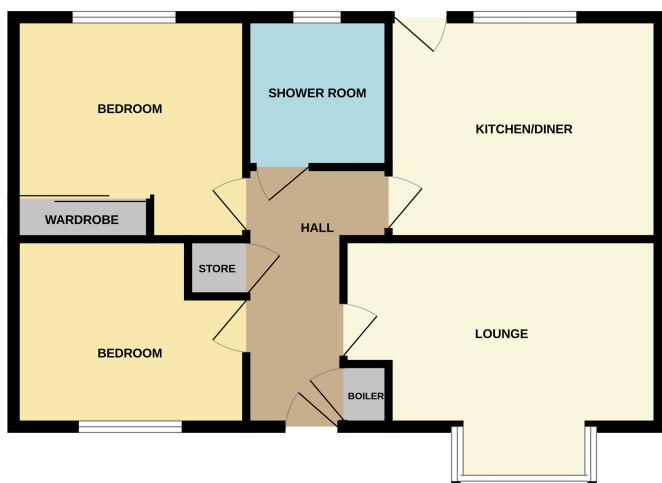
6' 6" x 6' 7" (1.98m x 2.01m) Double width walk in shower with glass sliding door, pedestal wash hand basin, low level WC, splash back tiling, chrome heated ladder towel rail, vinyl flooring, extractor fan, electric shaver point.

## Externally

### Garden

All residents on The Croft benefit from well kept communal gardens and relaxing seating areas. There are several communal car parks throughout The Croft with ample parking for residents and visitors.

GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs 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 in conjunction with any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C	78	
(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