

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



40 Pinewood Close, Bourne, Lincolnshire PE10 9RL

£300,000 - Freehold

Property Summary

Pinewood close is a popular residential location close to an excellent primary school and within walking distance of very good senior schools including Bourne Grammar. This property is ideal for a family and offers good size accommodation.

Features

- Detached House
- Entrance Hall Way
- Lounge
- Open Plan Kitchen/Dining Room
- Utility Room and Cloakroom
- Three Bedrooms
- Shower Room
- Single Garage
- Lovely Size Rear Garden
- Immaculately Presented Throughout



Room Descriptions

Ground Floor

Accommodation

uPVC front door and side windows to Entrance Porch: Coconut floor matting, Second door and side panel leading to Entrance Hallway: Ceramic floor tiles, radiator, under stairs storage cupboard, stairs leading to first floor.

Lounge

12' 7" x 12' 0" (3.84m x 3.66m) TV point, radiator, French doors opening to Kitchen/Dining Room.

Kitchen/Dining Room

11' 5" x 19' 2" (3.48m x 5.84m) A wow factor large open plan room overlooking the rear garden.

To Kitchen end, wall mounted and floor standing wooden fronted cupboards, complimentary worktops and splash back tiling, breakfast bar with four ring ceramic hob and further cupboards under, eye level double electric oven, integrated fridge/freezer, polycarbonate double sink and drainer with mixer tap, two radiators, inset ceiling spot lights.

Utility Room

8' 6" x 5' 5" (2.59m x 1.65m) Space and plumbing for automatic washing machine, space and plumbing for tumble dryer, space and plumbing for dish washer, built in storage cupboard, part glazed door to outside.

Cloakroom

Low level WC, wall mounted wash hand basin, vinyl flooring.

First Floor

Landing

Access to roof storage space, built in storage cupboard.

Bedroom 1

12' 2" x 11' 6" (3.71m x 3.51m) Radiator, window to rear.

Bedroom 2

11' 11" x 11' 4" (3.63m x 3.45m) Built in wardrobes to one wall, radiator, window to front.

Bedroom 3

7' 6" x 9' 0" (2.29m x 2.74m) Built in storage cupboard, window to front, radiator.

Shower Room

Double width shower cubicle with glass sliding door, wash hand basin with vanity cupboard under, low level WC with concealed flush, chrome heated ladder towel rail, fully tiled walls, inset ceiling spot lights, wooden effect vinyl flooring.

Externally

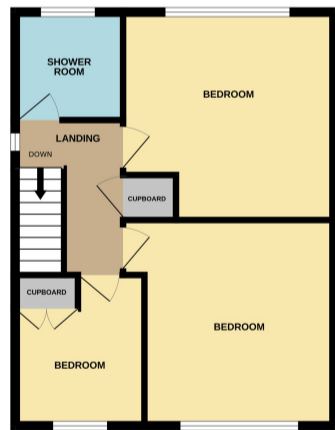
Garden

The front garden is open plan with an attractive gravelled border. It provides off road parking for several cars and leads to a single garage with an up and over door and power and light connected.

The rear garden is also a lovely feature of this property. It benefits from two paved patio areas, a neat shaped lawn and a timber summer house which is included in the sale.

GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.3 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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(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	