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24 Poplar Crescent, Bourne, Lincolnshire PE10 9SA

£387,500 - Freehold

### Property Summary

This property is immaculately presented throughout and offers spacious accommodation coupled with a lovely size plot. Viewing is highly recommended at the earliest opportunity to appreciate everything that this property has to offer.

### Features

- Detached Family House
- Lounge/Diner
- Kitchen, Utility Room
- Cloakroom
- Four Double Bedrooms
- Family Bathroom
- Large Rear Garden
- Immaculately Presented Throughout
- Viewing Highly Recommended





# Room Descriptions

## Ground Floor

### Accommodation

uPVC wood effect part glazed door to Entrance Porch: Second timber door to Entrance Hallway: Radiator, stairs to first floor landing, wall mounted thermostatic heating control, under stairs storage cupboard.

### Lounge/Diner

12' 7" max/8'10min x 23' 1" (3.84m x 7.04m) Electric stone effect fire with cream surround back plate and hearth, TV point, telephone point, radiator, open through to Dining Area: Second radiator, sliding patio doors to Conservatory.

### Conservatory

12' 3" x 10' 9" (3.73m x 3.28m) Constructed dwarf walls with uPVC units over, warm pitched roof with inset spot lights, laminate flooring, French doors to outside.

### Kitchen

9' 9" x 11' 5" (2.97m x 3.48m) Fitted white fronted wall mounted and floor standing cupboards including deep pan drawers, complimentary fitted worktops, inset polycarbonate sink and drainer with mixer taps, four ring gas hob with extractor fan over, eye level double electric oven and grill, integral fridge, radiator, vinyl flooring, inset ceiling spot lights.

### Utility Room

7' 9" x 9' 10" (2.36m x 3.00m) Wall mounted and floor standing cupboards, fitted worktop with space and plumbing under worktop for automatic washing machine and dishwasher, space for larder style fridge/freezer, wall mounted gas central heating boiler, built in larder style cupboard, part glazed uPVC door to outside.

### Cloakroom

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

## First Floor

### Landing

Access to roof storage space which is boarded and benefits from a light and power socket, vertical radiator.

### Bedroom 1

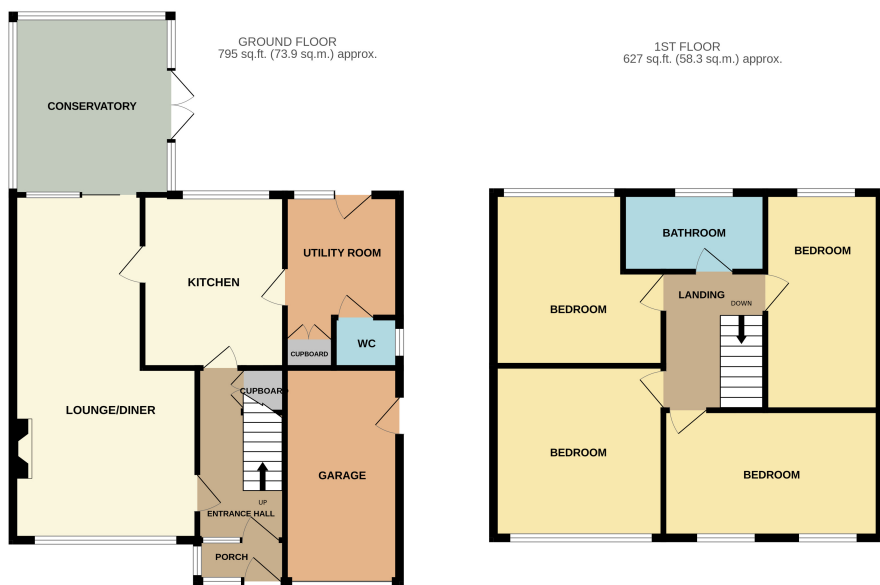
11' 9" x 11' 7" (3.58m x 3.53m) TV point, telephone point, window to front.

### Bedroom 2

11' 9" x 11' 7" (3.58m x 3.53m) Radiator, window to rear, built in wardrobe with bed space between.

### Bedroom 3

7' 9" x 14' 11" (2.36m x 4.55m) Radiator, window to rear.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 72        |
| (55-68)                                     | D | 60                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |