

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

Eckords



57 South Road, Bourne, Lincolnshire PE10 9JD

£760,000 - Freehold

Property Summary

Located in a small cul-sac location this house is ideally located close to Bourne town centre and all the local amenities. It is just a very short walk to Bourne Grammar school and also close to excellent primary schools and Bourne academy. Bourne benefits from regular bus routes to Peterborough and Stamford. From Peterborough there are direct train links to London's Kings Cross.

Features

- Detached Family House
- Entrance Hall Way, Shower Room
- Two Reception Rooms
- Ground Floor Fifth Bedroom
- Kitchen, Utility Room
- Four Double Bedrooms
- Large Family Room
- Detached Double Garage with Room Above



Room Descriptions

Ground Floor

Accommodation

Part glazed wooden effect uPVC front door and side panel to Entrance Hallway: 13'7" max x 12'4" max, radiator, laminate flooring, small under stairs storage cupboard, stairs to first floor, telephone point. Door off hallway to cloak storage cupboard, LVT flooring, door from cupboard to shower room.

Shower Room

Corner shower cubicle with curved glass door, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, LVT flooring, extractor fan, heated ladder towel rail.

Lounge

15' 9" x 15' 11" (4.80m x 4.85m) TV point, telephone point, laminate flooring, two radiators, recessed log burning stove.

Dining Room

17' 4" max x 14' 9" (5.28m x 4.50m) In L-Shape, two radiators, laminate flooring, sliding patio doors to outside rear garden.

Bedroom 5/Therapy Room

11' 1" x 9' 4" (3.38m x 2.84m) LVT flooring, vertical radiator, French Doors to outside and small secluded garden area.

Kitchen

10' 4" x 15' 9" (3.15m x 4.80m) Fitted wall mounted and floor standing grey fronted cupboards including a tall larder style cupboard, three deep pan drawers, complimentary fitted worktops and splash backs, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, space for range cooker with five ring gas hob, double electric oven and extractor canopy over, space for American style fridge/freezer, breakfast bar to one wall with space for 4 high stools under, tiled flooring, inset ceiling spot lights, vertical radiator.

Utility Room

4' 11" x 10' 3" (1.50m x 3.12m) Floor standing grey fronted cupboards, complimentary fitted worktops and splash backs, space and plumbing under worktop for automatic washing machine, space and plumbing for dishwasher, tiled flooring, wall mounted gas central heating boiler, radiator, part glazed uPVC wood effect door to rear.

First Floor

Split Level Landing

Radiator, airing cupboard housing hot water tank and shelving.

Bedroom 1

15' 10" x 17' 10" max (4.83m x 5.44m) Built in wardrobes, two radiators, window to front and rear, TV point.

Ensuite Shower Room

5' 6" x 8' 1" (1.68m x 2.46m) Large shower cubicle with glass sliding door, pedestal wash hand basin with water fall tap, low level WC with concealed flush, electric shaver point, chrome heated ladder towel rail, fully tiled walls and flooring, inset ceiling spot lights, extractor fan.

Bedroom 2

11' 1" x 15' 10" (3.38m x 4.83m) Radiator, TV point, windows to front and rear.

Ensuite Shower Room 2

6' 3" x 5' 10" (1.91m x 1.78m) Corner shower cubicle with glass sliding door, low level WC with concealed flush, pedestal wash hand basin, electric shaver [point,

Bedroom 3

9' 0" x 15' 10" (2.74m x 4.83m) TV point, radiator, window to rear.

Bedroom 4

8' 11" x 13' 10" (2.72m x 4.22m) Access to roof storage space which has a pull down ladder, radiator, window to rear.

Family Bathroom

6' 4" x 9' 6" (1.93m x 2.90m) P-Shaped bath with mixer shower attachment and curved glass screen, low level WC with concealed flush, pedestal wash hand basin, fully tiled walls and flooring, chrome heated ladder towel rail, velux window, extractor fan, chrome heated ladder towel rail.

Externally

Front Garden

The front of this property benefits from a post and rail fence and farm style gate. It is laid to gravel to provide off road parking for several cars and leads to a detached double garage. The original double garage is still in situ and has been converted into a large family room.

Family Room/Pool Room

16' 9" x 17' 6" (5.11m x 5.33m) Converted from the former double garage. The original garage doors have been removed, it is fully bricked and concrete cladding has been added as an aesthetic look.

Tiled flooring, wall mounted electric heater, bespoke bar to one corner with granite top, TV point, sliding patio doors to outside separate garden area, Electric and USB points, LED coving lights, access to roof storage space with pull down ladder.

The outside garden space for this area only is mostly laid to attractive gravel for easy maintenance. There is a raised composite patio seating area and a couple of raised flower beds. This area is fully enclosed by composite fencing and also benefits from an EV electric charging point.

Detached Double Garage

17' 6" x 16' 5" (5.33m x 5.00m) Electric up and over door, power and light connected, side pedestrian door, to rear/side garden,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(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