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Lyndale, West Road, Bourne, Lincolnshire PE10 0LB

£300,000 - Freehold

Property Summary

This property offers potential buyers the opportunity to extend the accommodation subject to normal planning restrictions. It is situated on a large plot on the edge of Bourne and is being sold with the benefit of no onward chain.

Features

- Individual Detached Bungalow
- Large Plot
- Amazing Views at Rear
- No Onward Chain, Viewing Highly Recommended
- Three Bedrooms
- Kitchen & Utility Room
- Lounge



Room Descriptions

Ground Floor

Accommodation

uPVC part glazed front door to Kitchen.

Kitchen

9' 7" x 15' 9" (2.92m x 4.80m) Fitted wall mounted and floor standing wooden fronted cupboards including drawers, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, RAYBURN oil fired cooker with two warming plates and a double oven, space under worktop for fridge, to opposite side of Kitchen four ring ceramic hob with electric oven under, ceramic floor tiles.

Utility Room

7' 4" x 9' 10" (2.24m x 3.00m) Fitted wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktops, inset stainless steel sink and drainer with mixer taps, splash back tiling, space and plumbing under worktop for automatic washing machine, tumble dryer and freezer, ceramic floor tiles, two large storage cupboards, part glazed uPVC door to outside.

Lounge

10' 10" x 16' 9" (3.30m x 5.11m) Two radiators, TV point, open fire place with timber surround, polished stone back plate and hearth, French doors opening to outside.

Inner Hallway

Doors off to Shower room & Bedrooms.

Bedroom 1

10' 11" x 10' 5" (3.33m x 3.17m) Picture rail, window to rear and side, radiator.

Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m) Feature fire place with tiled surround and hearth, window to front, radiator.

Bedroom 3/Snug

10' 10" x 10' 5" (3.30m x 3.17m) uPVC part glazed door leading to front garden, tow windows to front, window to side, radiator.

Shower Room

5' 10" x 7' 9" (1.78m x 2.36m) Double width shower cubicle with glass screen, wash hand basin with vanity cupboard under, low level WC with concealed flush, fully tiled walls, tiled flooring, radiator, inset ceiling spot lights.

Occasional Room/Bedroom 4

10' 8" x 10' 9" (3.25m x 3.28m) This room has been converted from the loft space. It is accessed via a loft ladder and has power and light connected. It is assumed that the conversion does not benefit from building regulations.



Externally

Gardens

This bungalow benefits from a large size plot with gardens to the front and rear. The front garden benefits from a long paved driveway leading to a detached single garage and provides ample off road parking for several cars. The remainder of the front garden is laid to areas of lawn and attractive gravelled areas. The rear garden is a lovely feature of the bungalow. It is mostly laid to a large lawn with enviable views overlooking fields.

Single Garage

10' 4" x 18' 1" (3.15m x 5.51m) Up and over garage door, power and light connected, eave storage space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	