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Eckfords



3 Darnes Close, Bourne, Lincolnshire PE10 9GP

£375,000 - Freehold

### Property Summary

This property is ideally located close to the local amenities including excellent primary and senior schools. It is well presented throughout and offers good size accommodation. The single garage has been part converted into a working space but this can easily be converted back into a single garage. Viewing is definitely recommended at the earliest opportunity.

### Features

- Detached House
- Entrance Hall Way, Cloakroom
- Family Room & Study
- Lounge
- Modern Breakfast/Kitchen & Utility
- Four Bedrooms
- Two Bathrooms
- Enclosed Rear Garden

## Room Descriptions

### Ground Floor

#### Accommodation

uPVC part glazed door to Entrance Hallway: Radiator with cover, under stairs storage cupboard, laminate flooring, stairs to first floor landing.

#### Family Room/Dining Room

8' 10" x 12' 1" (2.69m x 3.68m) Laminate flooring, bay window to front, radiator.

#### Lounge

11' 4" x 17' 0" (3.45m x 5.18m) TV point, telephone point, radiator, French Doors opening to outside.

#### Study

7' 4" x 9' 11" (2.24m x 3.02m) Radiator.

#### Cloakroom

Low level WC with concealed flush, wash hand basin with water fall tap, splash back tiling, laminate flooring, radiator, extractor fan.

#### Kitchen

8' 10" x 11' 3" (2.69m x 3.43m) Fitted wall mounted and floor standing light wood effect cupboards with complimentary fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, four ring gas hob with extractor canopy over, double electric oven, integrated fridge and dishwasher, vinyl flooring, open through to Breakfast Room.

#### Breakfast Room

8' 8" x 9' 2" (2.64m x 2.79m) Radiator, vinyl flooring, French Doors to outside.

#### Utility Room

5' 6" x 8' 4" (1.68m x 2.54m) Fitted worktop with space and plumbing under for automatic washing machine and tumble dryer, space for freezer, floor standing cupboard and matching wall mounted cupboard, radiator, extractor fan, vinyl flooring, pedestrian door to work space, uPVC part glazed door to outside.

#### Work Room

8' 5" x 8' 6" (2.57m x 2.59m) Power and light connected. (Please note this room has been converted from the former single garage which is a stud wall only and could easily be removed)

### First Floor

#### Landing

Access to roof storage space, airing cupboard housing hot water tank and shelving.

#### Bedroom 1

8' 10" x 14' 4" (2.69m x 4.37m) TV point, telephone point, radiator, window to front.

