

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



9 Heathcote Road, Bourne, Lincolnshire PE10 9JT

£190,000 - Freehold

### Property Summary

Heathcote Road is located on the South Side of Bourne and is ideally located close to a National supermarket and bus stop. Viewing is highly recommended to appreciate the lovely garden and accommodation.

### Features

- Semi Detached Bungalow
- Lounge/Diner
- Kitchen
- Master Double Bedroom
- Second Bedroom/Dining Room
- Shower Room
- No Onward Chain
- Single Garage





Room Descriptions

Ground Floor

**Accommodation**  
uPVC wooden effect part glazed front door to Entrance Porch: Radiator, second part glazed timber door to Entrance Hallway: Built in storage cupboard, access to roof storage space.

**Kitchen**  
7' 5" x 12' 8" (2.26m x 3.86m) Fitted wall mounted and floor standing fitted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer tap, space for free standing standard size cooker, space and plumbing under worktop for automatic washing machine and slimline dishwasher, space for fridge/freezer, wall mounted gas central heating boiler, vinyl flooring, radiator.

**Lounge**  
12' 7" x 12' 8" (3.84m x 3.86m) Bay window to front, TV point, electric fire with polished stone surround, radiator.

**Bedroom 1**  
14' 2" x 8' 10" (4.32m x 2.69m) Fitted wardrobes with double bed space between, matching bedside units and over bed wall mounted cupboards, radiator, window to rear.

**Bedroom 2/Dining Room**  
5' 10" x 10' 8" (1.78m x 3.25m) Originally designed as the second bedroom. The previous owner of this bungalow used this room as a dining room. Please note there is no door leading into the conservatory, radiator.

**Conservatory**  
7' 10" x 14' 11" (2.39m x 4.55m) Dwarf brick walls with uPVC units over, polycarbonate sloped roof, sliding patio doors to outside, radiator, ceramic floor tiles, fitted window blinds.

**Shower Room**  
Walk in double width shower to end wall with low level twin opening shower screen, wash hand basin, low level WC, splash back tiling, radiator, non slip flooring, wall mounted electric heater, airing cupboard housing hot water tank and shelving.

Externally

**Garden**  
This bungalow occupies a lovely size corner plot with well maintained gardens to both the front and rear. Twin opening low level gates open onto a good size driveway which leads to a detached single garage.  
The rear garden is a lovely feature of the bungalow. It benefits from a paved patio seating area. A small pond, a good size well kept lawn and attractive well stocked borders. There is also an outside tap.

**Single Garage**  
8' 10" x 16' 1" (2.69m x 4.90m) Detached single garage with electric up and over door, power and light connected.

