

Eckfords Property Scene  
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38 West Street, Bourne, Lincolnshire PE10 9NE

£140,000 - Freehold

### Property Summary

Viewing is highly recommended at the earliest opportunity to appreciate the potential of this property.

### Features

- Mid Terraced Cottage
- Good Size Lounge/Diner
- Kitchen
- Downstairs Bathroom
- Two Bedrooms
- Enclosed Rear Garden
- Requires Work



Room Descriptions

Ground Floor

**Accommodation**  
Front door opening to Lounge.

**Lounge/Diner**  
11' 10" x 21' 9" (3.61m x 6.63m) Radiator, wall mounted gas fire with back boiler behind, exposed wooden ceiling beams, two wall light points, radiator.

**Kitchen/Diner**  
9' 4" x 13' 4" (2.84m x 4.06m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops, and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring gas hob, electric oven, extractor canopy over, wooden effect vinyl flooring, step down to dining area, radiator, fitted storage cupboards.

**Inner Hallway**  
Radiator, stairs to first floor.

**Inner Lobby**  
Wooden effect vinyl flooring, door to rear.

**Bathroom**  
4' 11" x 6' 8" (1.50m x 2.03m) Panelled bath with electric shower over, pedestal wash hand basin, WC, splash back tiling, wooden effect vinyl flooring, radiator.

First Floor

**Bedroom 1**  
12' 1" x 12' 7" (3.68m x 3.84m) Radiator, window to front.

**Bedroom 2**  
8' 10" x 12' 1" max (2.69m x 3.68m) Radiator, window to front.

Externally

**Garden**  
The rear garden is fully enclosed and offers a good degree of privacy. There is a paved patio with the remainder to lawn. Included in the sale is a timber garden shed.

