

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



1 Maple Gardens, Bourne, Lincolnshire PE10 9DW

£450,000 - Freehold

Property Summary

This property is located in an ideal location close to Bourne town centre and all the local amenities. It is within easy walking distance of excellent primary and senior schools including Bourne Grammar. Viewing is highly recommended at the earliest opportunity.

Features

- Individual Detached Family House
- Spacious Entrance Hallway
- Large Lounge Through To Dining Room
- Refitted Kitchen & Utility Room
- Three Double Bedrooms
- Refitted Bathroom & Ensuite
- Large Plot
- Beautifully Presented Detached House
- No Onward Chain



Room Descriptions

Ground Floor

Accommodation
uPVC part glazed front door to Entrance Porch: Tiled flooring, radiator, timber glazed door opening to Entrance Hallway.

Entrance Hallway
7' 9" x 18' 4" (2.36m x 5.59m) Radiator, deep built in storage cupboard to one end of hallway, stairs to first floor landing.

Cloakroom
Low level WC, wall mounted wash hand basin, radiator, splash back tiling.

Lounge
12' 10" x 25' 10" (3.91m x 7.87m) Two radiators, TV point, telephone point, four wall light points, bay window to front, sliding patio doors to outside, open through to Dining Room.

Dining Room
10' 10" x 10' 10" (3.30m x 3.30m) Radiator, window to rear.

Breakfast/Kitchen
10' 10" x 10' 10" (3.30m x 3.30m) Fitted wall mounted and floor standing cream fronted cupboards, including three pan drawers, complimentary fitted worktops and splash back tiling, inset one and a quarter stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, eye level electric oven, TV point, radiator, wooden effect vinyl flooring.

Utility Room
5' 4" x 10' 7" (1.63m x 3.23m) Fitted wall mounted and floor standing cream fronted cupboards, complimentary fitted worktop and splash back tiling, space and plumbing under worktop for automatic washing machine, space for fridge, radiator, floor standing gas central heating boiler, wooden effect vinyl flooring, part glazed uPVC door to outside.

First Floor

Landing
7' 9" x 18' 11" (2.36m x 5.77m) Inset ceiling spot lights, access to roof storage space, large built in storage cupboard to one wall.

Bedroom 1
13' 11" x 12' 10" (4.24m x 3.91m) Built in wardrobes to one wall with over bed storage cupboards and bed space between, to opposite wall further matching double wardrobes and dressing table, radiator, window to rear.

Bedroom 2
10' 10" x 12' 4" (3.30m x 3.76m) Radiator, window to rear.

Ensuite Shower Room
Corner shower cubicle with curved glass door, low level WC with concealed flush, wash hand basin with water fall tap and vanity drawers under, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail, inset ceiling spot lights, extractor fan.

Bedroom 3
12' 11" x 11' 6" (3.94m x 3.51m) Radiator, window to front.

Family Bathroom
Panelled bath with mixer tap and shower screen, wash hand basin with waterfall tap and vanity drawers under, low level WC with concealed flush, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail, inset ceiling spots.

Externally
The front of this property is open plan and benefits from a large double width driveway to provide off road parking for several cars. There are several mature trees and shrubs which offer a good degree of privacy.
The rear garden is a lovely feature of this property. It has a large shaped lawn with stepping stone's leading to a gravelled attractive seating area. The garden benefits from a wealth of mature tress and shrubs and a very attractive brick wall. There are gates and beautiful stone pillars opening from the far left hand corner of the garden onto North Road and a gravelled driveway for further off road parking. At the side of the house is a further large area of lawn. Subject to normal planning restrictions this could be utilised to extend the original house.

