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2 Walnut Farm, North Drove, Twenty, Bourne, Lincolnshire PE10 0BH

£325,000 - Freehold

### Property Summary

This delightful cottage benefits from a large plot and gardens to the front rear and side. It is a perfect buy for anyone wanting a rural life style yet still have nearby facilities including local schools.

### Features

- Character Cottage Built in 1912
- Entrance Hallway
- Two Reception Rooms
- Kitchen
- Utility Room & Large Walk in Pantry
- Three Bedrooms
- Shower Room
- Large Garden
- Two Garages
- Large Plot with Gardens to Front, Side and Rear





Room Descriptions

Ground Floor

**Accommodation**  
uPVC front door opening to Entrance Hallway: Radiator, stairs to first floor.

**Dining Room**  
9' 11" x 12' 11" (3.02m x 3.94m) Radiator, window to front, archway through to Kitchen.

**Kitchen**  
7' 10" x 15' 8" (2.39m x 4.78m) Fitted wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, four ring ceramic hob. eye level double electric oven, space and plumbing under worktop for dish washer, deep under stairs storage cupboard, radiator.

**Lounge**  
12' 11" x 14' 0" (3.94m x 4.27m) Three wall light points, electric fire with stone surround and paved hearth, radiator, TV point, window to front and side.

**Inner Hallway**  
4' 4" x 7' 11" (1.32m x 2.41m) Radiator, uPVC part glazed door to rear.

Off Hallway: Large walk in pantry 6'0" x 7'11" Power and light connected, vinyl flooring fitted shelving. Door through to: Store Room: 4'2" x 7'7" Tiled flooring, power and light connected, shelving.

**Utility Room**  
8' 0" x 12' 8" (2.44m x 3.86m) Floor standing wooden fronted cupboards with complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine and tumble dryer, space for fridge, boiler cupboard housing floor standing oil fired central heating boiler, door leading to outside WC and brick built store room.

First Floor

**Bedroom 1**  
14' 0" x 13' 0" (4.27m x 3.96m) Built in cupboard, radiator, window to front and side.

**Bedroom 2**  
10' 0" x 12' 11" (3.05m x 3.94m) Radiator, window to front.

**Bedroom 3**  
7' 10" x 14' 0" (2.39m x 4.27m) Radiator, window to side.

**Shower Room**  
7' 10" x 12' 10" (2.39m x 3.91m) Double width walk in shower with glass screen and electric shower over, wash hand basin with vanity cupboard under, low level WC with concealed flush, radiator and heated ladder towel rail, airing cupboard housing hot water tank, complimentary splash back ,tiling, window to front.



Externally

**Garden**  
This cottage is located on a lovely size plot and benefits from a wrap around garden to the front, sides and rear.  
The front garden is split into two sections and is separated by a low level box hedge. The first section of garden is mostly laid to a well kept lawned area with a small culvert at the front and several mature trees and shrubs including a glorious magnolia tree. The second section of the front garden is also laid to a neat shaped lawn. The gardens to both sides of the cottage benefit from further areas of lawn and mature shrubs and also house the oil tank and a modern sewage treatment system which drains into the near by ditch. At the rear of the house is a large driveway with parking for several cars and two corrugated iron garages.  
Overall this garden and property should be viewed to appreciate everything it has to offer.

**AGENTS NOTE**  
ACCESS AND RIGHT OF WAY.  
The purchaser will have the benefit of a Right of Way over the shared access, which also serves the neighbouring dwelling and the nearby agricultural buildings, yard and land, in order to gain access to Walnut Farm. The purchaser will be responsible for 50% of the cost of the future maintenance of the shared access.

