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79a Eastgate, Bourne, Lincolnshire PE10 9JY

£435,000 - Freehold

Property Summary

This detached house benefits from a lovely size plot and gardens to both the front and rear. The current sellers have informed us that they have lapsed planning permission for a double garage which subject to normal planning restrictions could be re-instated. Viewing is highly recommended to appreciate everything this property has to offer.

Features

- Individual Detached House
- Three Reception Rooms
- Wow Factor Living Kitchen & Utility
- Four Bedrooms
- Family Bathroom & Ensuite Shower Room
- No Onward Chain, Viewing Highly Recommended
- Large Plot



Room Descriptions

Ground Floor

Accommodation
uPVC part glazed front door and side panel to Entrance porch, vinyl flooring, open through to Entrance hallway: 19'6" x 6'7" laminate flooring, radiator with cover, stairs to first floor, understairs storage cupboard.

Cloakroom
Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, ceramic floor tiles, radiator.

Lounge
11' 8" x 24' 8" (3.56m x 7.52m) Wall mounted living flame gas fire, TV point, telephone point, two wall light points, radiator, French doors opening to rear garden.

Family Room
9' 8" x 16' 3" (2.95m x 4.95m) Wooden flooring, radiator with cover, window to front.

Study
6' 8" x 11' 2" (2.03m x 3.40m) Telephone point, radiator, window to front.

Living Kitchen
17' 9" x 21' 1" (5.41m x 6.43m) A truly fabulous family room over looking the rear garden. To kitchen area fitted wall mounted and floor standing cupboards, including deep pan drawers and a large pantry style cupboard, quartzite fitted worktops and splash backs, space for RANGE MASTER cooker with extractor fan over, space for large American style fridge freezer, built in wine rack, to one wall matching dresser with glass fronted display cupboards, shelving and cupboards under, impressive large centre island with matching quartzite worktop, inset double porcelain sink with mixer tap, integrated dishwasher and pull out bin store, laminate flooring, inset ceiling spot lights, skylight window, TV point, radiator, bi-fold doors opening to rear.

Utility Room
7' 0" x 6' 8" (2.13m x 2.03m) Fitted wall mounted and floor standing cupboards including a tall larder style cupboard, fitted worktop with space and plumbing under for automatic washing machine and tumble dryer, wall mounted gas central heating boiler, radiator, part glazed timber door to outside.

First Floor

Galleried Landing
In L-Shape, access to roof storage space, large walk in airing cupboard.

Bedroom 1
11' 9" x 14' 10" (3.58m x 4.52m) Wooden panelling to one wall, built in wardrobes with mirrored fronts, radiator, window to rear.

Ensuite Shower Room
Larger than average corner shower cubicle, low level WC with concealed flush, pedestal wash hand basin,

Bedroom 2
9' 3" x 12' 7" (2.82m x 3.84m) TV point, radiator, window to rear.

Bedroom 3
9' 3" x 11' 8" (2.82m x 3.56m) TV point, radiator, window to front.

Bedroom 4
8' 10" x 9' 5" (2.69m x 2.87m) Radiator, window to front.

Family Bathroom
10' 1" x 6' 0" (3.07m x 1.83m) P-Shaped panelled bath with shower over and curved screen, pedestal wash hand basin, low level WC with concealed flush, radiator, complimentary splash back tiling, ceramic floor tiles, chrome heated ladder towel rail, electric shaver point.

Externally

Garden
The front of this property is open plan and benefits from a very large gravelled driveway which provides off road parking for several cars including plenty of room for a camper van. The rear garden is a lovely feature of this property and offers a good degree of privacy. It is split into several sections including a paved patio seating area. There is a fenced area with raised vegetable beds and a timber garden shed which is included in the sale. The remainder of the rear garden is laid to a very large shaped lawn with several attractive trees and shrubs. Overall this is a truly lovely outside space for a family.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC