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76b Austerby, Bourne, Lincolnshire PE10 9JL

£289,995 - Freehold

Property Summary

A spacious character property benefiting from two good size reception rooms, a modern kitchen/diner and three double bedrooms. Externally this cottage has a lovely size garden, double garage and several off road parking spaces. It is located just off the Austerby and accessed via a shared driveway serving this property and two others. The garden is a lovely feature of the cottage and should be viewed to appreciate the privacy, size and the sunny aspect. Overall a lovely property that should not be over looked.

Features

- Semi Detached Cottage
- Entrance Hallway & Cloakroom/Utility
- Kitchen/Diner
- Lounge
- Family Room
- Three Double Bedrooms
- Bathroom & Ensuite Shower Room
- Double Garage
- Fully Enclosed Rear Garden



Room Descriptions

Ground Floor

Accommodation
uPVC stable type front door to Entrance Hallway: Deep built in storage cupboard, ceramic floor tiles, radiator, space for fridge/freezer.

Utility/Cloakroom
Low level WC with concealed flush, wash hand basin, fitted worktop with space and plumbing under worktop for automatic washing machine, floor tiles, radiator, inset ceiling spot lights.

Kitchen/Diner
10' 7" x 12' 1" (3.23m x 3.68m) Fitted wall mounted and floor standing cupboards with complimentary splash back tiling, complimentary wooden effect worktops, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, radiator, French doors opening to rear garden, inset ceiling spot lights, wooden effect vinyl flooring.

Lounge
13' 3" x 16' 1" (4.04m x 4.90m) Fire place with log burning stove and paved hearth, wooden flooring, dado rail with panelling to half walls, radiator, wall mounted gas central heating boiler concealed behind a cupboard, stairs to first floor.

Family Room
6' 7" x 13' 1" (2.01m x 3.99m) Vertical radiator, wooden flooring, two wall light points, two Velux windows with fitted window blinds, door to outside.

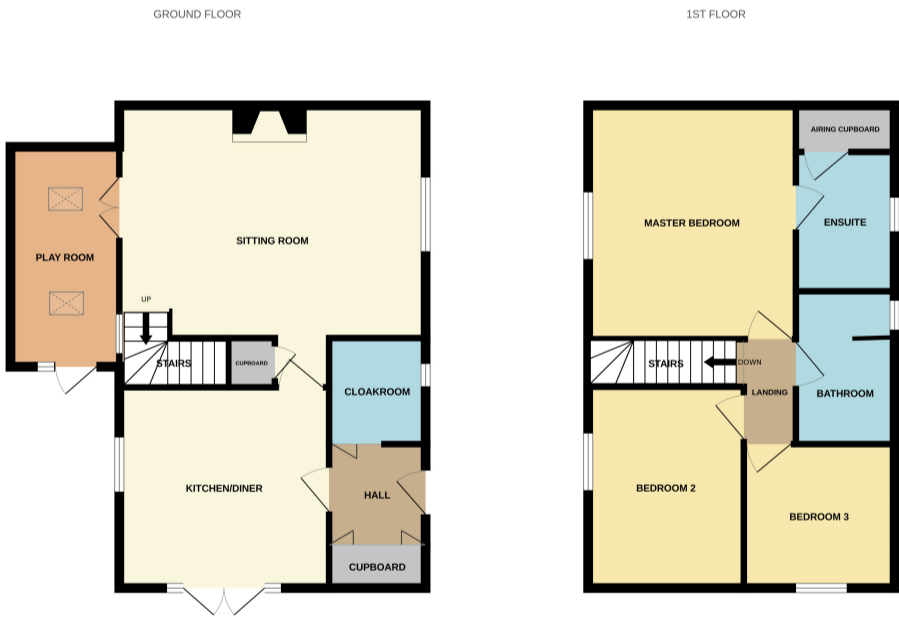
First Floor

Landing
Doors off to all rooms.

Bedroom 1
11' 0" x 12' 11" (3.35m x 3.94m) Centre ceiling light and fan with mood lighting and speakers, access to roof storage space with recently fitted pull down ladder, radiator, window to side.

Ensuite Shower Room
Corner shower cubicle with glass door, low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, wooden effect vinyl flooring, white heated ladder towel rail, large airing cupboard with hot water tank and shelving.

Bedroom 2
7' 5" x 12' 2" (2.26m x 3.71m) Centre ceiling light and fan with mood lighting and speakers, TV point, radiator, window to side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC