



Eckfords Property Scene
23, North Street, Bourne, Lincolnshire, PE10 9AE
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215



1 The Ridings, Bourne, Lincolnshire PE10 0FS

£350,000 - Freehold

Property Summary

This bungalow is being sold with no onward chain and offers spacious accommodation. It would benefit from some improvement.

Features

- Detached Bungalow
- Entrance Hallway & Cloakroom
- Lounge
- Kitchen & Utility Room
- Three Double Bedrooms
- Ensuite & Family Bathroom
- Double Garage
- No Onward Chain

Room Descriptions

Ground Floor

Accommodation
uPVC part glazed front door to Entrance Porch constructed uPVC lower panels and glazed upper panels, Door at side to side garden, timber glazed door to spacious Entrance Hallway: Inset floor mat, laminate flooring, radiator, airing cupboard housing hot water tank and shelving, access to roof storage space.

Lounge
15' 1" x 20' 1" max (4.60m x 6.12m) Two radiators, TV point, telephone point, window to side and front.

Kitchen
11' 5" x 14' 11" (3.48m x 4.55m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, integrated dishwasher, integrated fridge and freezer, space for range cooker which is included in the sale, extractor canopy over, laminate flooring, radiator, inset ceiling spot lights.

Utility Room
6' 4" x 6' 2" (1.93m x 1.88m) Fitted worktop, inset stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine and tumble dryer, wooden effect vinyl flooring, radiator, uPVC part glazed door to outside, wall mounted digital heating control.

Cloakroom
Low level WC with concealed flush, pedestal wash hand basin, radiator, wooden effect vinyl flooring, wall mounted gas central heating boiler, solar panel control unit.

Bedroom 1
11' 8" x 16' 7" max (3.56m x 5.05m) Built in wardrobe, TV point, radiator, window to front.

Ensuite Wet Room
Shower, low level WC with concealed flush, pedestal wash hand basin, non slip flooring, splash back tiling, radiator, extractor fan, inset ceiling spot lights, electric shaver points.

Bedroom 2
12' 0" x 16' 6" (3.66m x 5.03m) Built in wardrobe, radiator, inset ceiling spot lights.

Conservatory
9' 9" x 12' 1" (2.97m x 3.68m) Constructed dwarf brick walls, uPVC units over, polycarbonate sloped roof, ceramic floor tiles, patio doors to outside.

Bedroom 3
8' 6" x 11' 9" (2.59m x 3.58m) Radiator, window to rear.

Family Bathroom
Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, wooden effect vinyl flooring, radiator, extractor fan, inset ceiling spot lights.

Externally

Garden
The front of the bungalow is open plan and mostly laid to lawn. A driveway to one side of the bungalow leads to a double garage. A wrought iron gate at the opposite side gains access to the enclosed rear garden. The rear garden is mostly laid to lawn with a selection of different shrubs and trees.

