

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



6a Church Street, Haconby, Bourne, Lincolnshire PE10 0UJ

£500,000 - Freehold

Property Summary

This detached family house is located in the pretty village of Haconby just four miles North of Bourne. Bourne itself benefits from national and local shops and a selection of restaurants and bars. There are excellent primary and senior schools and a free school bus for children attending the local senior schools. From Bourne there are regular bus links to both Peterborough and Stamford. Overall a perfect location and a perfect family house.

Features

- Detached Family House
- Wow Factor Living Kitchen
- Lounge
- Utility & Boot Room
- Four Bedrooms
- Family Bathroom & Ensuite Shower Room
- Immaculately Presented
- Viewing Highly Recommended
- Detached 2 story office suite
- Potential for conversion to living annex
- Detached single garage

Room Descriptions

Agents Note

This property has many additional features including a potential annexe, two large offices for buyers needing to work from home and spacious living accommodation. All external doors and beams are solid oak.

The main house benefits from a hardwired full CCTV and a burglar alarm system with the offices under a separate alarm system. There are entertainment sockets throughout the house and the offices have cabled internet.

Ground Floor

Accommodation

Part glazed oak door to Entrance hallway: Stairs to first floor, radiator, wooden effect ceramic floor tiles, telephone point.

Cloakroom

Low level WC, wash hand basin with vanity cupboard under, chrome heated towel rail, inset ceiling spot lights, complimentary splash back tiling, wooden effect ceramic floor tiles.

Utility Room

7' 2" x 8' 7" (2.18m x 2.62m) Wall mounted and floor standing fitted cupboards with complimentary worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine and tumble dryer, to one wall further tall larder style cupboards, radiator, inset ceiling spot lights, wooden effect ceramic floor tiles.

Boot Room

5' 9" x 7' 3" (1.75m x 2.21m) Floor to ceiling cupboards to one wall, radiator, WARM FLOW oil fired central heating boiler, wooden effect ceramic floor tiles, part glazed oak door to outside.

Lounge

13' 0" x 19' 3" (3.96m x 5.87m) Open fire place with log burning stove, brick surround, wooden mantle and paved hearth, TV point, telephone point, two radiators, Oak French doors with retractable fly screen opening to rear garden.

Living Kitchen

13' 11" max x 33' 4" (4.24m x 10.16m) This living kitchen truly is a wow factor and over looks the rear garden. It measures 33.4" overall and benefits from wooden effect ceramic floor tiles throughout and lovely views overlooking the rear garden.

Dining Area: 10'4 x 8'82 Vertical radiator, open to Kitchen.

Kitchen 13'2" x 12'9" Fitted wall mounted and floor standing cupboards including deep pan drawers, complimentary Quartz worktops and splash back tiling, inset stainless steel sink with mixer tap, eye level double electric oven and warming drawers, integrated dishwasher, peninsular breakfast bar with five ring induction hob and extractor fan over, integrated freezer, further cupboards and drawers, space for free standing fridge, large utility larder cupboard with fitted worktop, shelving drawers and bi - fold opening doors, inset ceiling spot lights, open through to:

Family Room

13' 11" x 11' 9" (4.24m x 3.58m) Exposed wooden ceiling beams, vaulted ceiling with inset spot lights, solid oak French doors with retractable fly screen, vertical radiator, TV points.

First Floor

Galleried Landing

Large impressive landing, radiator, airing cupboard housing hot water tank, access to roof storage space.

Bedroom 1

15' 10" max x 13' 0" (4.83m x 3.96m) Built in wardrobe, window to rear and side.

Ensuite

Corner shower cubicle with glass screen and door, low level WC, wash hand basin with vanity cupboard under, complimentary splash back tiling, wooden effect ceramic floor tiles, extractor fan, inset ceiling spot lights.

Bedroom 2

13' 3" x 9' 0" (4.04m x 2.74m) Built in wardrobe, radiator, window to rear.

Bedroom 3

12' 0" x 13' 3" max (3.66m x 4.04m) Radiator, built in wardrobe, TV point.

Bedroom 4

7' 2" x 7' 8" (2.18m x 2.34m) Radiator, window to front.

Family Bathroom

8' 6" x 7' 3" (2.59m x 2.21m) Free standing bath with mixer shower attachment, shower over with large Umbrella type head, complimentary splash back tiling, wash hand basin with vanity cupboard, low level WC, heated towel rail, wooden effect ceramic floor tiles, inset ceiling spot lights.

Externally

Garden

