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1 Harvey Close, Bourne, Lincolnshire PE10 9QJ

£270,000 - Freehold

Property Summary

Harvey Close is a popular residential location close to Bourne town centre and all the local amenities. There are regular buses to both Peterborough and Stamford. This bungalow has great potential and a viewing is advised to appreciate both the size of accommodation and plot.

Features

- Detached Bungalow
- Four Bedrooms
- Two Reception Rooms
- Would Benefit From Modernisation
- No Onward Chain
- Viewing Recommended



Room Descriptions

Ground Floor

Accommodation

Part glazed wooden effect uPVC front door to Entrance Porch tiled flooring: Open to Entrance Hallway: Radiator, wall mounted thermostatic heating control.

Lounge

11' 11" x 11' 5" (3.63m x 3.48m) 11' 11" x 11' 5" (3.63m x 3.48m) Open fire place with timber surround, tiled back plate and polished stone heath, three wall light points, TV point, telephone point, radiator, window to front.

Kitchen

12' 1" x 11' 2" (3.68m x 3.40m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktop and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, space for range cooker which can be included in the sale, space and plumbing under worktop for automatic washing machine which can be included in the sale, wall mounted gas central heating boiler, radiator, uPVC part glazed door to Conservatory.

Conservatory

7' 0" x 13' 10" (2.13m x 4.22m) Dwarf brick walls with uPVC units over, polycarbonate sloped roof, ceramic floor tiles, radiator, two wall light points, fitted window blinds, telephone point, French doors to outside.

Bedroom 1

11' 11" x 11' 8" (3.63m x 3.56m) Radiator, window to rear. Door leading to either Bedroom 4/Study.

Bedroom 4

8' 0" x 7' 2" (2.44m x 2.18m) This would make a perfect ensuite off the main bedroom. Radiator, window to rear.

Bedroom 2

12' 3" x 8' 9" (3.73m x 2.67m) Radiator, window to front. Door through to Bedroom 3 .

Bedroom 3

8' 1" x 16' 4" (2.46m x 4.98m) Radiator, access to roof storage space, window to front.

Bathroom

Panelled bath with mixer shower attachment over, glass screen, pedestal wash hand basin, low level WC, fully tiled walls, ceramic floor tiles, radiator, airing cupboard housing hot water tank and shelving.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only, any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given. (Made with SketchUp 2022)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 