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26 Len Pick Way, Bourne, Lincolnshire PE10 2AQ

£345,000 - Freehold

Property Summary

This detached house is exceptionally well presented throughout. It benefits from an upgraded Kitchen and upgraded flooring. The garden is also very well presented with neat borders and a large paved patio seating area. Overall a lovely family house that should be viewed to appreciate everything it has to offer.

Features

- Detached Family House
- Lounge
- Cloakroom & Utility Room
- Wow Factor Kitchen/Diner
- Four Good Size Bedrooms
- Two Bathrooms
- Immaculately Presented Throughout
- Single Garage & Off Road Parking
- Viewing Highly Recommended



Room Descriptions

Ground Floor

Accommodation

Front door to Entrance Hallway: Amtico flooring, radiator, stairs to first floor landing, useful storage cupboard.

Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, Amitico flooring, extractor fan.

Lounge

11' 0" x 15' 4" (3.35m x 4.67m) TV point, telephone point, radiator, window to front.

Utility Room

4' 2" x 6' 3" (1.27m x 1.91m) Fitted floor standing cupboard with fitted worktop over, space and plumbing under for tumble dryer, Amitico flooring.

Kitchen/Diner

9' 8" x 19' 4" (2.95m x 5.89m) To kitchen end, fitted wall mounted and floor standing cupboards with complimentary fitted worktops and splash backs, tall larder style cupboard, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring ceramic hob, chrome extractor canopy over, double electric oven, inset ceiling spot lights, integrated dishwasher, integrated fridge/freezer, three deep pan drawers, integrated wine cooler, Amtico flooring throughout, French doors with fitted door blinds.

First Floor

Landing

Access to roof storage space, built in storage cupboard, radiator.

Bedroom 1

8' 11" x 10' 0" (2.72m x 3.05m) Wall mounted digital thermostatic, radiator, window to front.

Ensuite Shower Room

Double width shower cubicle, complimentary splash back tiling, chrome heated ladder towel rail, pedestal wash hand basin, low level WC with concealed flush, extractor fan, electric shaver point, wooden effect vinyl flooring.

Bedroom 2

9' 11" x 10' 2" (3.02m x 3.10m) Radiator, window to rear.

Bedroom 3

9' 1" x 10' 4" (2.77m x 3.15m) TVV point, radiator, window to front.

Bedroom 4

6' 9" x 9' 0" (2.06m x 2.74m) Radiator, window to rear.

Family Bathroom

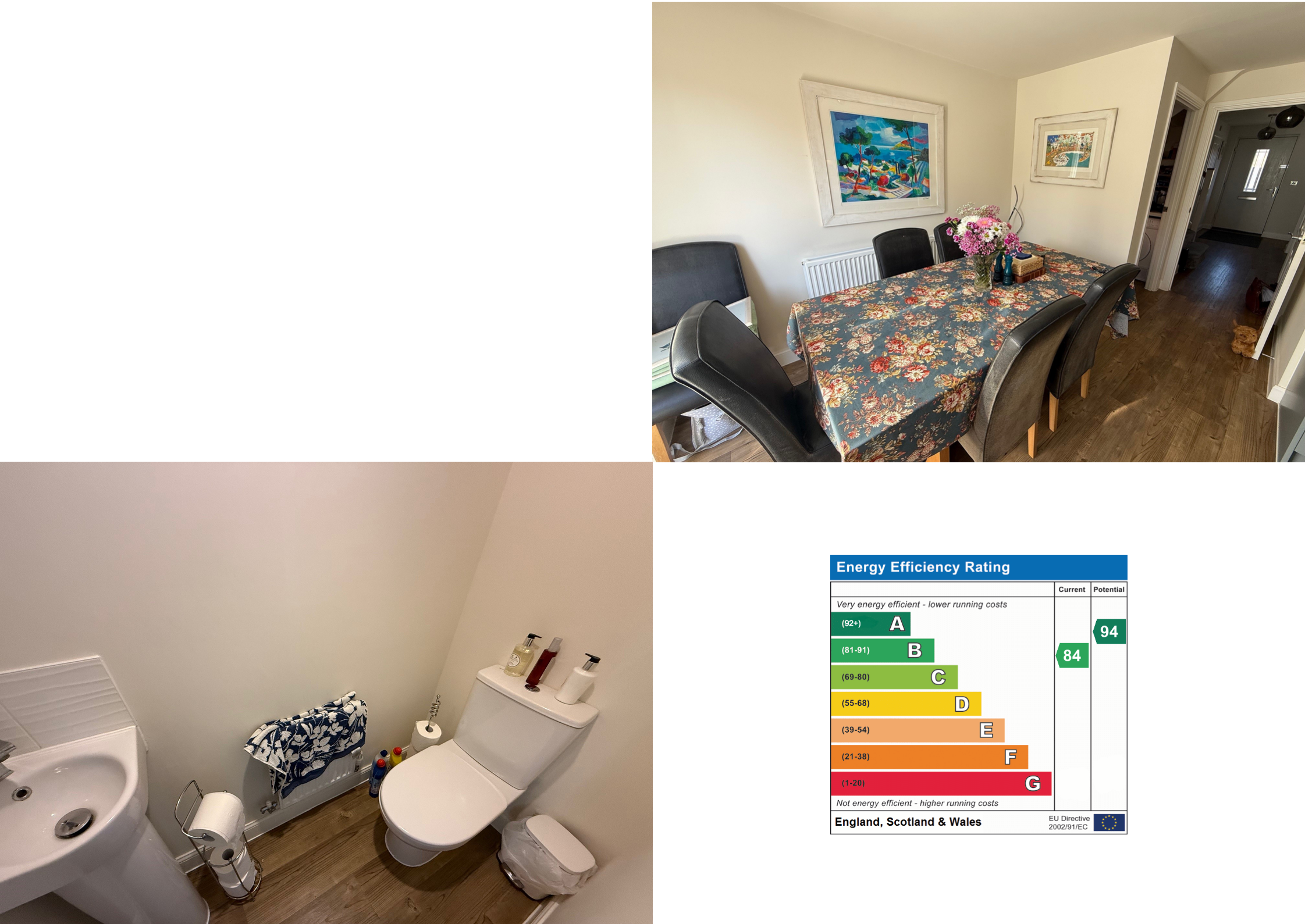
Panelled bath with shower over and glass folding screen, low level WC with concealed flush, pedestal wash hand basin, chrome heated ladder towel rail, complimentary splash back tiling, wooden effect vinyl flooring, extractor fan.

Externally

Garden

A driveway to one side of the house provides off road parking and leads to a single garage with twin up and over garage doors.

The rear garden is lovely and very well laid out. There is a large paved patio, a neat shaped lawn and gravelled and well stocked borders.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(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