

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



54 Mill Drove , Bourne , PE10 9BY

£299,999 Freehold

- Semi Detached House
- Entrance Hallway,
Cloakroom
- Lounge
- Dining Room
- Kitchen

A unique opportunity has arisen to purchase this extended semi detached house located in arguably one of Bourne's most sought after locations. The accommodation includes two reception rooms, three bedrooms and a large plot. Viewing is highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUND FLOOR

ACCOMMODATION

uPVC part glazed front door to Entrance Porch: Cloakroom off, low level WC, wall mounted wash hand basin, extractor fan, vinyl flooring.

HALLWAY

Radiator, under stairs storage space, stairs to first floor.

LOUNGE

11' 0" x 18' 6" (3.35m x 5.64m) Open fire place, stone surround, wooden mantle, paved hearth, dado rail, three wall light points, radiator, window to front and rear.

DINING ROOM

12' 4" x 11' 1" (3.76m x 3.38m) Dado rail, two wall light points, two built in storage cupboards, radiator, window to rear.



KITCHEN

15' 5" x 8' 10" (4.7m x 2.69m) Fitted wall mounted and floor standing wooden fronted cupboards, fitted worktops and splash back tiling, inset stainless steel sink and double drainer with mixer taps, space and plumbing under worktop for automatic washing machine and fridge, space for cooker, wall mounted thermostatic heating control, radiator, uPVC door opening to rear.

FIRST FLOOR LANDING

Airing cupboard housing hot water and shelving.



BEDROOM 1

12' 3" x 11' 0" (3.73m x 3.35m) Two wall light points, radiator, window to rear.

BEDROOM 2

11' 1" x 8' 9" (3.38m x 2.67m) Radiator, window to rear.

BEDROOM 3

6' 8" x 11' 0" (2.03m x 3.35m) Radiator, window to front.

BATHROOM

Panelled bath with shower over, wall mounted wash hand basin, low level WC, complimentary splash back tiling, vinyl flooring, radiator, wall mounted electric heater.



EXTERNALLY

The front of this house is mostly laid to gravel for easy maintenance and has several mature flowering shrubs. A hard standing driveway provides off road parking for several cars and leads to a single garage with an up and over garage door.

The rear garden is a lovely feature of this property and is split into several sections. There is a large neat lawn with shrub borders. A paved and gravelled patio seating area and at the rear of the garden is a separate area which has been laid to gravel and benefits from a greenhouse.

DIRECTIONS

From Eckfords and Longstaff office turn left and proceed heading North along North Street and continue into North Road. At the edge of Bourne turn right into Milldrove. Number 54 is located on the right hand side.

AMENITIES

Bourne benefits from national and local shops. There are many bars, restaurants and takeaways and excellent primary and senior schools including Bourne Grammar and Bourne Academy. From Bourne there are bus links to both Peterborough and Stamford and from Peterborough direct train links to London Kings Cross.



This is the floorplan for your property:



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Sizes of items such as bathroom suites are representations only and may not look like the real items. Made with Made Grappy 365.

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17970

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
 23 North Street
 Bourne
 Lincolnshire
 PE10 9AE

CONTACT

T: 01778 420406
 E: boume@longstaff.co.uk
www.longstaff.co.uk

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist

