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2 Stone Close Lincolnshire, BOURNE PE10 9XJ

£475,000 - Freehold

### Property Summary

This well presented detached house is located conveniently for Bourne town centre and all the local amenities including excellent primary and senior schools. Viewing is highly recommended at the earliest opportunity to appreciate everything it has to offer.

### Features

- Detached Family House
- Entrance Hall Way
- Four Reception Rooms
- Four Double Bedrooms
- Two Ensuites
- Large Family Bathroom
- Enclosed Rear Garden
- Double Garage

## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed front door to spacious Entrance Hallway: LVT luxury vinyl tiles, telephone point, stairs to first floor, radiator, wall mounted digital heating control.

#### Cloakroom

Low level WC with concealed flush, wall mounted wash hand basin, splash back tiling, LVT luxury vinyl floor tiles, chrome heated ladder towel rail.

#### Family Room

9' 8" x 10' 9" (2.95m x 3.28m) TV point, radiator.

#### Lounge

11' 6" x 21' 1" (3.51m x 6.43m) Two radiators, wall mounted air conditioning and heating unit, TV point, sky point, two wall light points, open through to Dining Room.

#### Breakfast Kitchen

17' 6" max x 23' 1" max (5.33m x 7.04m) A fabulous large modern Kitchen in a L-Shape. To Kitchen end wall mounted and floor standing cupboards including three deep pan drawers, complimentary fitted worktops, inset stainless steel sink and drainer with mixer taps, integrated dishwasher, five ring BOSCH induction hob with extractor fan over, eye level double electric oven, space for free standing fridge, two radiators, LVT luxury tiles, TV point, under stairs storage cupboard, open through to formal dining room.

#### Utility Room

F6' 1" x 9' 9" (1.85m x 2.97m) Fitted worktop with inset stainless steel sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine and tumble dryer, floor standing cupboard, wall mounted gas central heating boiler, space for tall fridge and freezer, uPVC glazed door to outside. Please note that the heating is controlled via a Honeywell remote control thermostat that can be additionally be controlled via WI-FI.

#### Dining Room

10' 5" x 16' 10" (3.17m x 5.13m) Two radiators, wall mounted air conditioning and heater unit, LVT luxury vinyl floor tiles, French doors opening to rear garden, velux window.

#### Study

6' 7" x 15' 4" (2.01m x 4.67m) Telephone point, velux window, radiator.

### First Floor

#### Landing

Access to roof storage space, airing cupboard.

#### Bedroom 1

9' 10" x 19' 9" (3.00m x 6.02m) TV point, two radiators, window to rear.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, corridors, stairs and other areas are approximate and are not intended to be used for any other purpose or in any contract. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or operation. See also the EPC with this plan.

#### Ensuite Bathroom

Panelled bath with mixer shower attachment, low level WC with concealed flush, large wash hand basin with vanity drawers under, complimentary splash back tiling, vinyl flooring, white heated ladder towel rail, extractor fan.

#### Bedroom 2

11' 8" x 11' 11" max (3.56m x 3.63m) TV point, radiator, window to front.

#### Ensuite Cloakroom

4' 6" x 6' 0" (1.37m x 1.83m) Low level WC, wash hand basin with vanity cupboard under, radiator, recessed storage space ( this was previously a enclosed shower cubicle and could easily be converted back into a shower)

#### Bedroom 3

8' 10" x 10' 4" (2.69m x 3.15m) Radiator, window to rear.

#### Bedroom 4

9' 10" x 11' 11" (3.00m x 3.63m) Built in storage cupboard, radiator, window to front.

#### Family Bathroom

7' 4" x 11' 5" (2.24m x 3.48m) Panelled bath with shower over, low level WC with concealed flush, large wash hand basin with vanity drawers under, complimentary splash back tiling, vinyl flooring, white heated ladder towel rail, extractor fan, wall mirror, electric shaver point.

### Externally

#### Garden

The front of this property is open plan. A double width driveway leads to a double garage with an up and over garage door. The remainder of the front of the garden is laid to gravel with attractive block paved pathways.

The rear garden is a lovely feature of this property and offers a good degree of privacy. It is split into several different sections. There is a large paved patio area, beautiful well kept lawns and a variety of mature trees and shrubs. Overall a must lovely garden to sit and relax in.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |