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Eckfords



8 Monaco Way, Bourne, BOURNE PE10 2AB

£350,000 - Freehold

Property Summary

This property is situated on the popular Elsea Park development. It is a short walk from Bourne town centre and all the local amenities including National supermarkets and independent local shops. There are also very good primary and senior schools in Bourne including Bourne Grammar and Bourne Academy. Bourne benefits from bus links to both Stamford and Peterborough and from Peterborough there are high speed trains direct to London Kings Cross.

Features

- Detached Family House on Corner Plot
- Entrance Hallway & Cloakroom
- Kitchen/Diner, Utility Room
- Lounge
- Four Double Bedrooms
- Family Bathroom & Ensuite Shower Room
- Viewing Highly Recommended



Room Descriptions

Ground Floor

Agents Note

This particular property is exceptionally well presented and benefits from many additional extra's which the current sellers paid extra for when they purchased the house in April 2024. These include:

Upgraded Lounge flooring, upgraded porcelain neutral wood effect floor tiles to the remainder of the ground floor, bespoke wooden window shutters to all windows, upgraded sanitary wear in all bathrooms and upgraded tiling to all bathrooms, granite composite kitchen sink and a landscaped rear garden. Viewing is highly recommended to appreciate everything this property has to offer.

Accommodation

Front door opening to large Entrance Hallway: 10'3" x 6'7" Radiator, stairs to first floor, under stairs storage cupboard, further storage cupboard, porcelain neutral wood effect floor tiles.

Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, radiator, extractor fan, porcelain neutral wood effect floor tiles.

Lounge

11' 3" x 19' 8" (3.43m x 5.99m) Two radiators, TV & telephone point, French doors opening to rear garden.

Kitchen/Diner

11' 7" x 19' 7" (3.53m x 5.97m) To dining end - Radiator, window to front.

To Kitchen end, wall mounted and floor standing fitted cupboards with complimentary wooden effect worktops, peninsular breakfast bar, inset one and a quarter granite composite sink with mixer taps, five ring gas hob with extractor canopy over and three deep pan drawers under, eye level electric oven, integrated fridge and freezer, integrated dishwasher, inset ceiling spot lights, porcelain neutral wood effect floor tiles throughout.

Utility Room

4' 8" x 6' 7" (1.42m x 2.01m) Floor standing fitted cupboards with complimentary wooden effect worktop over, integrated washing machine, radiator, porcelain neutral wood effect floor tiles.

First Floor

Landing

Airing cupboard housing hot water tank, access to roof storage space, radiator.

Bedroom 1

11' 1" x 11' 6" (3.38m x 3.51m) TV point, telephone point, radiator, window to rear.

Ensuite Shower Room

Double width shower cubicle with glass door, pedestal wash hand basin, low level WC with concealed flush, complimentary wall tiles, ceramic floor tiles, chrome heated ladder towel rail, extractor fan, inset ceiling spot lights.

Bedroom 2

9' 9" x 11' 10" (2.97m x 3.61m) TV & telephone point, radiator, window to front.

Bedroom 3

9' 7" x 9' 11" (2.92m x 3.02m) TV point, telephone point, radiator, window to front and side.

Bedroom 4

8' 3" x 9' 11" (2.51m x 3.02m) TV and telephone point, radiator, window to front.

Family Bathroom

Panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary wall tiles, ceramic floor tiles, chrome heated ladder towel rail, extractor fan, inset ceiling spot lights.

Externally

Garden

This property occupies a generous size corner plot. A driveway to one side of the property provides two side by side parking spaces and leads to a single garage with an up and over door.

The rear garden is another lovely feature of this house and has been cleverly split into two sections with lovely wooden raised flower beds. One section of the garden is laid to lawn and the second section is laid to a paved patio area with the remainder laid to gravel for easy maintenance. There is also a useful pedestrian door gaining access to the single garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(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