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40 Willoughby Road, Bourne, Lincolnshire PE10 9JP

£160,000 - Freehold

Property Summary

This property is located in a popular residential location close to Bourne town centre and all the local amenities including excellent primary and senior schools. There are regular bus links to both Peterborough and Stamford. This property offers surprisingly spacious accommodation and is exceptionally well presented throughout.

Features

- Mid Terrace House
- Lounge & Dining Room
- Modern Fitted Kitchen
- Shower Room
- Three Bedrooms
- Courtyard Style Garden



Room Descriptions

Ground Floor

Lounge

10' 0" x 11' 5" (3.05m x 3.48m) uPVC front door opening to Lounge: TV point, pebble effect electric fire with white surround and polished stone back plate and hearth, recess to each side of fireplace, radiator.

Dining Room

11' 5" x 13' 5" (3.48m x 4.09m) Wooden flooring, stairs to first floor, built in store cupboard, radiator, step up to Kitchen.

Kitchen

5' 9" x 12' 10" (1.75m x 3.91m) Fitted wall mounted and floor standing cupboards, complimentary worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, eye level double electric oven, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, vinyl flooring, window over looking rear garden.

Inner Lobby

uPVC part glazed door to rear entrance passage way shared between this house and next door.

Shower Room

Double width shower cubicle with glass sliding doors, low level WC with concealed flush, pedestal wash hand basin, fully tiled walls, ceramic floor tiles, radiator.

Landing

Access to roof storage space.

First Floor

Bedroom 1

10' 1" x 10' 2" (3.07m x 3.10m) Two built in wardrobes either side of chimney recess, TV point, radiator, window to front.

Bedroom 2

7' 4" x 11' 0" (2.24m x 3.35m) Built in wardrobe, radiator, window to rear.

Bedroom 3

7' 9" x 6' 10" (2.36m x 2.08m) Storage cupboard housing gas central heating boiler, radiator, window to rear.

Externally

Garden

The rear garden benefits from a paved patio seating area, a raised timber flower border and the remainder is laid to gravel. At the rear of the garden is a brick built storage shed.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses and any other data are approximate and are not intended to be used for any legal, contractual or other statement. They are for information purposes only and should be used as a guide only. Any prospective purchaser should verify any and all particulars from their own inspection and enquiries as to their responsibility or efficiency can be given. Made with HomePad 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(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	