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6 Yew Tree Close, Bourne, Lincolnshire PE10 9SW

£380,000 -

Property Summary

Situated in a pleasant cul de sac location this bungalow is located close to local amenities including national supermarkets, local shops and doctors surgeries. Viewing is highly recommended at the earliest opportunity to appreciate everything it has to offer.

Features

- Detached Bungalow
- Entrance Hall Way, Shower Room
- Dining Room, Lounge
- Conservatory
- Modern Fully Fitted Kitchen
- Utility Room
- Three Double Bedrooms
- Bathroom & Ensuite Shower Room
- Double Garage



Room Descriptions

Ground Floor

Accommodation

Part glazed front door to Entrance Hallway: Laminate flooring, radiator.

Shower Room

4' 10" x 6' 9" (1.47m x 2.06m) Corner shower cubicle with curved glass door, wash hand basin with vanity cupboard under, low level WC with concealed flush, splash back tiling, inset ceiling spot lights, extractor fan, chrome heated ladder towel rail.

Kitchen

9' 5" x 14' 7" (2.87m x 4.45m) Wall mounted and floor standing white fronted cupboards including deep pan drawers, complimentary work tops with inset stainless steel sink and mixer tap, splash back tiling, plinth spot lights, five ring gas hob with extractor canopy over and glass splash back, eye level double electric oven, integrated fridge, radiator, inset ceiling spot lights, to opposite side of kitchen breakfast bar with space under for high stools, part glazed uPVC door to Conservatory, vinyl flooring.

Utility Room

5' 9" x 8' 9" (1.75m x 2.67m) Wall mounted and floor standing white fronted cupboards with inset stainless steel sink and drainer with mixer taps, complimentary splash back tiling, space and plumbing under worktop for automatic washing machine and dishwasher, to opposite wall tall larder style cupboard, further worktop with space under, vinyl flooring.

Conservatory

6' 4" x 17' 9" (1.93m x 5.41m) uPVC lower panels with uPVC glazed panels over, polycarbonate sloped roof, vinyl flooring, sliding patio doors at either end of Conservatory to rear garden.

Dining Room

10' 0" x 11' 0" (3.05m x 3.35m) Radiator, archway through to Lounge .

Lounge

13' 0" x 16' 2" (3.96m x 4.93m) Two radiators, electric fire with timber surround and polished stone back plate and hearth, sliding patio doors to outside.

Inner Hallway

Access to roof storage space, built in storage cupboard.

Bedroom 1

9' 9" x 12' 8" (2.97m x 3.86m) Built in double wardrobes with mirrored fronts, radiator, window to rear.

Bedroom 2

10' 9" x 10' 0" (3.28m x 3.05m) Radiator, window to front.

Bedroom 3

9' 9" x 8' 6" (2.97m x 2.59m) Radiator, window to rear.



TOTAL FLOOR AREA - 1478 sq.ft. (137.3 sq.m.) approx.
Should every element that has been supplied or installed be approved by the Building Control Authority. Measurements of floor, wall and ceiling areas are only given for approximate purposes. The plan is for illustrative purposes only and should be used in conjunction with the property particulars. The architect, agent and builder shall have no liability for any errors or omissions in this plan or any other documents or drawings that may be produced or used in connection with the sale of the property.

Bathroom

5' 6" x 10' 0" max (1.68m x 3.05m) Roll top bath with centre mixer taps and shower attachment, wall mounted wash hand basin, low level WC with concealed flush, complimentary splash back tiling, extractor fan, inset ceiling spots, chrome heated ladder towel rail, wooden effect vinyl flooring.

Externally

Garden

The front of this bungalow benefits from a timber farm style gate which opens to a large driveway which is part blocked paved and part gravelled.

The rear garden is fully enclosed and benefits from a good size paved patio. The remainder of the garden is laid to a neat shaped lawn with attractive well stocked borders and gravelled walkways. Both the front and rear garden benefit from an outside tap.

Double Garage

16' 3" x 16' 5" (4.95m x 5.00m) Up and over electric door, power and light connected, wall mounted VAILLANT gas central heating boiler.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	