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Eckfords



25 Starsmore Fields, Baston, Peterborough, Lincolnshire PE6 9AZ

£325,000 - Freehold

Property Summary

This bungalow is purposely built for the over 55's and is located on a development of similar retirement properties. There is a club house on site which can be used by the residents.

Viewing is highly recommended to appreciate everything that this property has to offer.

Features

- Detached Retirement Bungalow for the over 55's
- Entrance Hallway Cloakroom
- Lounge
- Modern Fitted Kitchen
- Two Bedrooms
- Enclosed Rear Garden
- Well Presented Throughout
- No Onward Chain

Room Descriptions

Ground Floor

Accommodation

Part glazed front door to Entrance Hallway: Inset floor mat, radiator, access to roof storage space, wall mounted thermostatic heating control, built in cloak storage cupboard, boiler cupboard housing gas combination boiler.

Lounge

12' 4" x 14' 1" (3.76m x 4.29m) TV point, telephone point, radiator, French doors with fitted window blinds opening to outside rear garden.

Kitchen/Diner

11' 10" x 14' 1" (3.61m x 4.29m) Wall mounted and floor standing cream fronted cupboards with complimentary wooden effect fitted worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, eye level electric oven, integrated dishwasher, washing machine and fridge/freezer, wooden effect vinyl flooring, radiator, French doors with fitted window blinds opening to outside rear garden.

Bedroom 1

10' 2" x 11' 6" (3.10m x 3.51m) Built in double wardrobe, telephone point, radiator, window to front.

Bedroom 2

10' 2" x 8' 11" (3.10m x 2.72m) Radiator, window to side.

Shower Room

6' 7" x 5' 9" (2.01m x 1.75m) 6' 7" x 5' 9" (2.01m x 1.75m) Walk in shower with glass sliding door, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, electric shaver point, chrome heated ladder towel rail.

Externally

Garden

This bungalow occupies a corner plot with garden to the front and rear.

The front of the bungalow is open plan and benefits from a double width block paved driveway. The rest of the front garden has a neat shaped lawn which continues to the side of the bungalow and an attractive shrub border.

A gate at the side of the bungalow gains access to the fully enclosed rear garden which benefits from being West facing and offers a good degree of privacy. The rear garden benefits from a paved patio with a pergola over. There is a neat shaped lawn with stepping stones over the lawn. There is a second paved patio area and attractive shrub borders. Included in the sale is a timber garden shed.

Agents Note

This property is freehold however there is a service charge of £428 per year as of February 2023 which covers the maintenance of the roads, lights and use of the communal club house.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	88
(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	