

Eckfords Property Scene
29, West Street, Bourne, Lincolnshire, PE10 9NB
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215

Eckfords



136 Beech Avenue, Bourne, Lincolnshire PE10 9RB

£308,000 - Freehold

Property Summary

This Parker built property is situated in a popular residential location within walking distance to shops and local amenities. NO ONWARD CHAIN this 3 bedroom property with open plan kitchen dining and a large conservatory to the rear has recently undergone some redecoration with new flooring and carpets fitted on the 1st floor.

Features

- Detached House
- Entrance Hall Way, Cloakroom
- Kitchen/Diner
- Large Conservatory
- Lounge
- Three Double Bedrooms
- Family Bathroom
- Single Garage and Off Road Parking.
- No Onward Chain



Room Descriptions

Ground Floor

Accommodation

uPVC front door and glazed side panel to Entrance Hallway: Wooden effect vinyl flooring, radiator, stairs to first floor, wall mounted thermostatic heating control.

Lounge

13' 0" max into bay x 15' 3" (3.96m x 4.65m) Two radiators, TV point, dado rail, feature fireplace with timber surround, tiled back plate and polished heath, gas point, bay window to front.

Cloakroom

Pedestal wash hand basin, low level WC with concealed flush, aqua splash backs, wooden effect vinyl flooring, radiator.

Kitchen/Diner

8' 3" x 11' 10" (2.51m x 3.61m) To Dining End - Deep under stairs storage space, radiator, wooden effect vinyl flooring, French doors to Conservatory.

8'7" x 11'8" To Kitchen End - Fitted wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops and splash back tiling, inset round stainless steel sink and drainer with mixer taps, five ring gas hob with extractor canopy over, electric oven, integrated fridge and freezer, space and plumbing under worktop for automatic washing machine and dish washer, wooden effect vinyl flooring, peninsular breakfast bar with matching worktops, part glazed uPVC door to Conservatory.

Conservatory

11' 7" Max x 18' 4" Max (3.53m x 5.59m) In P-Shape, Constructed dwarf brick walls with uPVC units over, polycarbonate sloped roof, centre ceiling light and fan, wooden effect vinyl flooring, twin French doors to outside, side door to outside, fitted wooden blinds.

First Floor Landing

Landing

Access to roof storage space.

Bedroom 1

11' 8" x 11' 6" (3.56m x 3.51m) Radiator, window to front and side, TV point, walk in storage cupboard.

Bedroom 2

8' 4" x 15' 0" (2.54m x 4.57m) Airing cupboard housing gas central heating boiler, hot water tank and shelving, radiator, window to rear.

Bedroom 3

8' 10" x 11' 5" (2.69m x 3.48m) Radiator, window to front.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Bathroom

7' 6" x 5' 5" (2.29m x 1.65m) Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC with concealed flush, radiator, vinyl flooring, electric shaver point and light.

Externally

Garden

The front of this property is open plan. It benefits from a large gravelled driveway which provides off road parking for several cars and leads to a single garage with an up and over door. The remainder of the front garden is laid to lawn with a mature shrub as a feature.

The rear garden is fully enclosed. It has a feature paved patio with the remainder mostly laid to lawn with a feature flower bed in the centre of the lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	