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Eckfords



9 North Road, BOURNE PE10 9AP

£590,000 - Freehold

Property Summary

An impressive detached residence of character located in a most sought after location in Bourne. This property offers spacious accommodation including three reception rooms, breakfast kitchen and four good size bedrooms. Situated in large West facing private rear gardens. Viewing is highly recommended.

Features

- Family House of Character
- Popular Residential Location
- Entrance Hallway, Cloakroom
- Three Reception Rooms
- Breakfast Kitchen, Utility Room
- Four Bedrooms
- Ensuite Shower Room, Family Bathroom
- Large Private Rear Garden
- Council Tax Band E

Room Descriptions

Ground Floor

Accommodation

18' 8" Max x 16' 4" Max (5.69m x 4.98m) Large entrance hall in T-Shape, Radiator, stairs to first floor, wall mounted thermostatic heating control, door to outside.

Sitting room

13' 10" x 14' (4.22m x 4.27m) Bay window to front with Sash windows, two radiators, TV point, open fire place with timber surround and tiled hearth, exposed wooden floor boards, picture rail, moulded ceiling rose.

Main Lounge

13' 9" x 13' 11" (4.19m x 4.24m) Bay window to front with Sash windows, TV point, two radiators, ornate fire place with tiled back plate and hearth, exposed wooden floor boards, picture rail, moulded ceiling rose.

Study

8' 7" x 6' 6" (2.62m x 1.98m) Laminate flooring, radiator, telephone point.

Cloakroom

7' 6" x 6' 6" (2.29m x 1.98m) Off hallway:

Wash hand basin with mixer tap and vanity cupboard under, complimentary splash back tiling to half walls, ceramic floor tiles, radiator, low level WC with concealed flush, two built in storage cupboards, exposed wooden ceiling beam.

Breakfast/Kitchen

13' 4" x 12' 4" (4.06m x 3.76m) Wall mounted and floor standing cupboards to part three walls, fitted complimentary worktops and splash back tiling, inset one and a quarter bowl porcelain sink and drainer with mixer taps, space and plumbing under worktop for dishwasher, space for fridge, four ring gas hob with , inset fan over, eye level double electric oven, radiator, vinyl flooring

Utility Room

11' 10" x 11' 10" (3.61m x 3.61m) Fitted wall mounted and floor standing cupboards, complimentary worktops, inset stainless steel sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine and tumble dryer, wall mounted gas central heating boiler, space for American style fridge freezer, vinyl flooring, access to roof storage space, barn style door to outside.

Family Room

11' 5" x 11' 8" (3.48m x 3.56m) Radiator, vinyl flooring.

First Floor Landing

Bedroom 1

14' 3" x 12' 6" (4.34m x 3.81m) Exposed wooden floor boards, feature fire place, radiator, window to front.

Ensuite

Double width shower cubicle with glass sliding door, wash hand basin with vanity unit, splash back tiling, ceramic floor tiles, electric shaver point, radiator.

Bedroom 2

12' 4" x 14' 5" (3.76m x 4.39m) Exposed wooden floor boards, TV point, wash hand basin with vanity unit, radiator, window to front.

Bedroom 3

12' 3" x 13' 5" (3.73m x 4.09m) Exposed wooden floor boards, pedestal wash hand basin with splash back tiling, airing cupboard housing hot water tank, radiator, window to rear.

Bedroom 4

14' 6" x 6' 11" (4.42m x 2.11m) Exposed wooden floor boards, TV point, radiator, window to front.

Family Bathroom

8' 6" x 6' 11" (2.59m x 2.11m) Free standing ball and claw roll top bath, pedestal wash hand basin, low level WC, half tiled walls, heated ladder towel rail, inset ceiling spot lights, access to roof storage space, heated ladder towel.

Externally

Garden

At the front of this house is parking spaces for 2 cars. Path to front door. Remainder garden is lawned with flower borders. A timber gate at the side of the house leads onto an extensive sun patio, facing south and west leading onto the large lawned garden which faces south with further borders and giving good privacy. At the rear of the garden is an area of land giving vehicular access off Christopher's Lane to a detached brick garage having extensive parking for several cars

At the rear of the main house are two useful outbuildings/stores.

Store 1: 8'0" x 17'0 Store 2: 8'1" x 6'2"

Garage

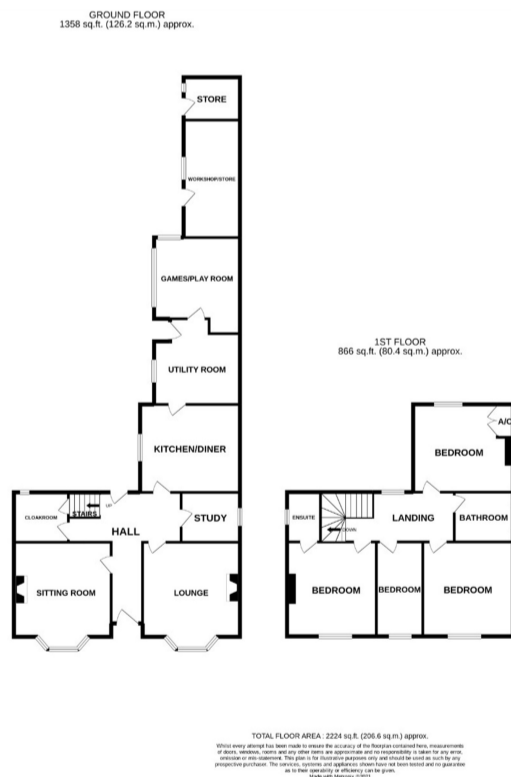
15' 1" x 16' 1" (4.60m x 4.90m) Twin opening timber doors, pedestrian side door, power and light connected.

EPC

Band E

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	