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79 Westwood Drive, Bourne, Lincolnshire PE10 9PY

£425,000 - Freehold

Property Summary

This chalet is located in an established area of Bourne close to local schools and amenities. It offers spacious accommodation coupled with the most lovely garden and viewing really is essential to appreciate everything it has to offer.

Features

- Detached Chalet
- Kitchen
- Large Lounge/Diner
- Conservatory
- Four Double Bedrooms
- Ensuite & Family Bathroom
- Off Road Parking & Single Garage

Room Descriptions

Ground Floor

Accommodation
uPVC part glazed front door and glazed side panel to Entrance Porch: Second part glazed timber door and side panel to Entrance Hallway: 7'5" x 20'3" Radiator, stairs to first floor.

Lounge/Diner
18' 3" max x 24' 1" (5.56m x 7.34m) Three wall light points, wall mounted thermostatic heating control, two radiators, TV point, telephone point, sliding patio doors to outside, separate door to outside, electric fire, timber surround polished stone back plate and hearth.

Bedroom 1
11' 9" x 16' 4" (3.58m x 4.98m) Laminate flooring, telephone point, radiator, window to rear.

Bedroom 2
11' 3" max x 11' 10" (3.43m x 3.61m) Laminate flooring, built in wardrobes to one wall, pedestrian door to garage, radiator, window to front.

Family Bathroom
Panelled bath with shower over and mixer shower attachment, complimentary splash back tiling, glass screen, wash hand basin with vanity cupboard under, low level WC, chrome heated ladder towel rail, laminate flooring, extractor fan, built in storage cupboard.

Kitchen
12' 11" x 15' 1" (3.94m x 4.60m) Fitted wall mounted and floor standing light wood effect cupboards including a glass fronted display cupboard, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, eye level electric oven, four ring ceramic hob with extractor canopy over, space and plumbing under worktop for dishwasher and space for fridge, ceramic floor tiles, ceramic floor tiles, radiator, walk in pantry.

Conservatory
7' 7" x 13' 2" (2.31m x 4.01m) Constructed dwarf brick walls with uPVC units over, sloped roof, ceramic floor tiles, two wall light points, built in storage cupboard, uPVC glazed door to rear.

First Floor

Landing
6' 1" x 16' 2" (1.85m x 4.93m) A large light and airy space ideal for a study area.

Bedroom 3
17' 2" x 13' 5" (5.23m x 4.09m) Built in wardrobes to one wall, access to eave storage space, radiator, window to side.



Ensuite Shower
Enclosed shower cubicle with glass door, low level WC, wash hand basin with vanity cupboard, fully tiled walls, chrome heated ladder towel rail, vinyl flooring, light over sink.

Bedroom 4
12' 4" x 13' 7" (3.76m x 4.14m) Built in wardrobes including matching dressing table, radiator, two windows to side and window to front.

Externally

Garden
This property occupies a lovely size plot with mature gardens to bothy the front and rear. The front garden benefits from a block paved in and out driveway providing off road parking for several cars.. There are raised beds filled with a wealth of mature shrubs and plants. A gate to one side of the house gains access to the private West facing rear garden. The rear garden benefits from a large paved patio. There is a timber pergola with climbing shrubs. The remainder of the rear garden is laid to a large well kept lawn with well stocked and attractive mature tree and shrub borders. This garden must be seen to appreciate how private it is and what it has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC