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46 Foxley Court, Bourne, Lincolnshire PE10 9TY

£240,000 - Freehold

Property Summary

This property offers spacious well presented accommodation including two reception rooms, a modern fitted kitchen, three bedrooms and a refitted bathroom. Externally there is off road parking, a large timber shed and a fully enclosed garden with far reaching views at the rear across open fields and countryside.

Features

- Semi Detached House
- Entrance Hallway
- Lounge
- Modern Refitted Kitchen
- Conservatory
- Three Bedrooms
- Refitted Bathroom
- Immaculately Presented Throughout

Room Descriptions

First Floor

Accommodation

Part glazed uPVC door to Entrance Hallway: Wooden flooring, radiator, stairs to first floor.

Lounge

10' 6" x 17' 8" (3.20m x 5.38m) Media wall with recessed space for 60" TV, feature fire place with electric log effect fire, TV point, telephone point, bay window to front, laminate flooring.

Kitchen/Diner

9' 1" x 12' 10" (2.77m x 3.91m) A wow factor refitted kitchen. Wall mounted and floor standing fitted cupboards including deep pan drawers, complimentary wooden effect worktops and splash backs, four ring ceramic hob, extractor fan over and glass splash back, inset polycarbonate sink and drainer with mixer tap, eye level electric oven with integrated microwave oven over, integrated slim line dishwasher, integrated washing machine, to opposite end of Kitchen further tall larder style built in cupboards including integrated fridge and freezer, inset ceiling spot lights, vinyl flooring, vertical radiator.

Conservatory

9' 5" x 12' 7" (2.87m x 3.84m) Constructed uPVC glazed units with Bi-fold doors opening to the rear and side, K-glass pitched roof, vertical radiator, fully insulated floor with laminate flooring, uPVC door opening to Kitchen.

First Floor

Landing

Access to roof storage space,

Bedroom 1

9' 3" x 13' 9" (2.82m x 4.19m) Radiator, window to rear.

Bedroom 2

6' 4" x 10' 0" (1.93m x 3.05m) Radiator, window to front.

Bedroom 3

7' 3" x 6' 11" (2.21m x 2.11m) Radiator, window to front.

Family Bathroom

Recently Refitted, P-Shaped panelled bath, shower over glass screen, pedestal wash hand basin, with mixer tap, low level WC with concealed flush, chrome heated ladder towel rail, fully tiled walls, tiled flooring, inset ceiling spot lights, light up touch screen mirror.

Externally

Garden

The front of this property is open plan. To one side is a driveway providing off road parking. There is a large timber shed with power and light connected. The rear garden benefits from a paved storage area to one side. The remainder is mostly laid to lawn with a paved patio seating area at the rear.

Agents Note.

This property has the benefit of 14 solar panels and 2 battery packs with a 9 year warranty. These are not included in this sale but the vendors are happy to sell them separately to any one interested. Please enquire for further details. If not the vendors will have them removed prior to completion.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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	