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1 Brooklands Way, Bourne, Lincolnshire PE10 9GW

£230,000 - Freehold

### Property Summary

This semi detached house offers spacious accommodation and is extremely well presented throughout. Viewing is highly recommended.

### Features

- Modern Semi Detached House
- Entrance Hallway, Cloakroom
- Kitchen/Diner
- Three Double Bedrooms
- Family Bathroom & Ensuite Shower Room
- Well Presented Throughout
- Low Maintenance Rear Garden
- Two Allocated Parking Spaces





Room Descriptions

Ground Floor

Accommodation

Part glazed front door to Entrance hallway, stairs to first floor landing, inset floor mat, radiator, wall mounted thermostatic heating control.

Cloakroom

Low level WC with concealed flush, wash hand basin, splash back tiling, radiator, wooden effect vinyl flooring, extractor fan.

Kitchen/Diner

10' 9" max x 17' 0" (3.28m x 5.18m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, large built in storage cupboard/pantry, wooden effect vinyl flooring, part glazed uPVC door to rear, two radiators, window to front and rear.

Lounge

10' 2" x 18' 2" (3.10m x 5.54m) Two radiators, electric fire, cream surround polished stone back plate and hearth, TV point, telephone point, French doors opening to rear.

First Floor

Landing

Access to roof storage space,, built in storage cupboard.

Bedroom 1

10' 2" x 12' 3" max (3.10m x 3.73m) Built in wardrobe, radiator, window to front.

Ensuite Shower

Shower cubicle, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, white heated ladder towel rail, vinyl flooring, extractor fan.

Bedroom 2

8' 8" x 11' 2" max (2.64m x 3.40m) Radiator, window to rear.

Bedroom 3

7' 7" max x 14' 11" (2.31m x 4.55m) Two radiators, window to front.

Family Bathroom

Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, white heated ladder towel rail, extractor fan.

Externally

Garden

The front of this property benefits from a large neat shaped lawn. The rear garden is easy to maintain and is mostly laid to paving and gravel. At the rear of the garden there is a gate gaining access to the bins and also access to two allocated parking spaces.

