

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



21 Manning Road, Bourne, Lincolnshire PE10 9HW

£225,000 - Freehold

### Property Summary

This property is located in a popular residential location close to local amenities and schools. Viewing is highly recommended to appreciate everything this property has to offer.

### Features

- Semi Detached House
- Lounge & Dining Room
- Breakfast Kitchen
- Shower Room
- Three Bedrooms
- Large Rear Garden
- Single Garage and Off Road Parking.
- Viewing Highly Recommended



## Room Descriptions

### Ground Floor

#### Accommodation

Front door to Entrance Hallway: Stairs to first floor.

#### Lounge

11' 2" x 16' 0" (3.40m x 4.88m) Radiator, open fire place timber surround and tiled back plate and hearth, TV point, under stairs storage cupboard open through to Dining Room.

#### Dining Room

11' 3" x 11' 3" (3.43m x 3.43m) Radiator.

#### Shower Room

Corner shower cubicle with glass sliding door, wash hand basin with vanity cupboard under, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, white heated ladder towel rail, inset ceiling spot lights, extractor fan.

#### Breakfast Area

7' 9" x 8' 2" (2.36m x 2.49m) Vertical radiator, exposed wooden floor boards open through to Kitchen.

#### Kitchen

11' 5" x 12' 2" (3.48m x 3.71m) Wall mounted and floor standing cream cupboards with beech wood worktops, inset porcelain sink and drainer with mixer tap, space for range cooker, space and plumbing under worktop for automatic washing machine, space for tumble dryer, space and plumbing for slimline dishwasher, space for American style fridge/freezer, vaulted ceiling exposed wooden ceiling beams, wooden floor boards, uPVC part glazed door to outside.

### First Floor

#### Bedroom 1

15' 11" x 11' 2" (4.85m x 3.40m) Radiator, exposed wooden floor boards, window to front.

#### Demonstration Ensuite Cloakroom

Off Bedroom 1 is a deep storage cupboard. The seller of this property has fitted this with a low level WC and wash hand basin for demonstration purposes only. The fixtures and fittings are available to purchase and buyers would need to arrange at their own cost to have them plumbed in.

#### Bedroom 2

11' 8" x 10' 0" (3.56m x 3.05m) Radiator, window to rear.

#### Bedroom 3

10' 1" x 9' 1" (3.07m x 2.77m) Radiator, window to rear.

#### Externally

The front of this property benefits from a driveway leading to a single garage and workshop with an up and over garage door. The remainder of the front garden is laid to gravel for easy maintenance with a low level brick wall and wrought iron railings. The rear garden offers a good degree of privacy. The first section of the garden is mostly laid to gravel. There is an attractive pond with well stocked shrub borders. To one side of the garden is a bin storage area and a pedestrian door leading to the single garage. An archway leads to the second part of the garden which is work under progress and a blank canvas for any potential buyers.

