

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



18 Exeter Gardens, Bourne, Lincolnshire PE10 9NY

£175,000 - Leasehold

### Property Summary

This bungalow is a lease hold property with a long remaining lease of approximately 90 years. The monthly maintenance fee as from January 2024 which includes ground rent, buildings insurance, exterior window cleaning, lifeline telephone and upkeep of the communal areas is £68.60 per month, £823.30 per annum.

### Features

- Detached Retirement Bungalow for Over 50's
- Two Bedrooms
- Lounge
- Kitchen
- Well Kept Communal Gardens
- No Onward Chain
- Close to Bourne Town Centre

## Room Descriptions

### Ground Floor

#### Accommodation

uPVC part glazed wooden effect front door to Entrance Porch: Storage cupboard, second part glazed timber door leading to Entrance Hallway: Radiator, access to roof storage space.

#### Lounge

11' 0" x 14' 0" (3.35m x 4.27m) TV & telephone point, radiator, French doors to outside.

#### Kitchen

7' 10" x 11' 1" (2.39m x 3.38m) Fitted wall mounted and floor standing white fronted cupboards with complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, wall mounted gas central heating oiler, space and plumbing for automatic washing machine, space for free standing cooker, space for fridge/freezer, radiator, vinyl flooring, window to front.

#### Bedroom 1

9' 2" x 12' 2" (2.79m x 3.71m) Built in wardrobe to one wall, radiator, window to rear.

#### Bedroom 2

6' 8" x 8' 1" (2.03m x 2.46m) Radiator, window to front.

#### Bathroom

Panelled bath with side opening panel for easy access, TRITON electric shower over, pedestal wash hand basin, low level WC, complimentary splash back tiling, vinyl flooring, radiator, electric shaver point.

### Externally

#### Communal Gardens

All properties on Exeter Gardens benefit from well kept communal gardens, drying areas for clothes and a communal car park with ample parking for residents and visitors.

