

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



42 West Street, Bourne, Lincolnshire PE10 9NX

£425,000 - Freehold

Property Summary

This beautiful cottage is located close to Bourne town centre and all the local amenities including Bourne Grammar school and Bourne academy. There are regular bus links to Peterborough and Stamford and from Peterborough direct train links to London Kings Cross. Viewing is highly recommended at the earliest opportunity.

Features

- Character Cottage
- Town Centre Location
- Renovated Throughout to a High Standard
- No Onward Chain
- Two Reception Rooms
- Three Bedrooms
- Studio/Hobby Room

Room Descriptions

Ground Floor

Accommodation
11' 6" x 21' 9" (3.51m x 6.63m) Front door opening to large lounge/dining room, oak flooring, two radiators, three wall light points, recessed fire place with log burning stove, to opposite end of lounge further fire place with lime stone surround and attractive tiled back plate and hearth, two built in storage cupboards.

Kitchen
7' 9" x 13' 5" (2.36m x 4.09m) A high quality bespoke fitted kitchen with floor standing cupboards, complimentary Quartz fitted worktops and splash backs, inset one and a quarter bowl stainless steel sink with mixer taps, four ring ceramic hob with double electric oven, integrated fridge/freezer, integrated dishwasher, inset ceiling spot lights, oak flooring, radiator, stairs to first floor, open though to Garden Room.

Garden Room/Dining Room
8' 0" x 18' 8" (2.44m x 5.69m) Oak flooring, two radiators, skylight window, French doors to rear garden, door to Utility/Cloak room.

Utility/Cloak Room
Pedestal wash hand basin, low level WC, fitted worktop with space and plumbing under for automatic washing machine and tumble dryer, oak flooring, inset ceiling spot lights, one wall light point.

First Floor

Landing
Access to roof storage space, part exposed stone wall.

Bedroom 1
12' 7" x 11' 7" (3.84m x 3.53m) Two wall light points, radiator, window to front.

Bedroom 2
8' 7" x 11' 2" (2.62m x 3.40m) Two wall light points, radiator, window to front.

Bedroom 3
8' 2" x 13' 2" (2.49m x 4.01m) Two wall light points, radiator, window to rear.

Family Bathroom
Ball and claw roll top bath with centre mixer tap, pedestal wash hand basin, low level WC, separate shower cubicle with curved glass screen, complimentary splash back tiling, wooden effect vinyl flooring, radiator with heated towel rail, extractor fan inset ceiling spots.

Externally

Garden
The rear garden is fully enclosed and offers a good degree of privacy. It benefits from a lovely size patio with raised borders. Three steps lead up to the second half of the garden which benefits from a paved pathway leading to a purpose built studio with the remainder laid to lawn.

Studio
A perfect studio for anyone wanting to work from home. Oak flooring, power and light connected, electric heater. To the side of the studio there is a covered seating area.

