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11 Edinburgh Crescent, Bourne, Lincolnshire PE10 9DS

£185,000 - Freehold

### Property Summary

Edinburgh Crescent is a popular residential location and is a short walk to the centre of Bourne. Bourne benefits from a variety of local shops, supermarkets, restaurants and bars. There are regular bus links to both Peterborough and Stamford.

### Features

- Semi Detached Bungalow
- Popular Residential Location
- Lounge
- Modern Kitchen
- Large Corner Plot
- Viewing Recommended
- Well Presented Throughout
- Two good sized Bedrooms
- Garage and Workshop
- Shower Room



Room Descriptions

Ground Floor

Accommodation

Part glazed UPVC front door to Entrance Porch: Tiled flooring, second part glazed door leading to spacious Entrance hallway: Radiator, access to roof storage space, wall mounted thermostatic heating control, LVT wooden effect luxury flooring.

Lounge

12' 11" x 10' 0" (3.94m x 3.05m) Radiator, TV point, telephone point, UPVC window to front.

Kitchen/Diner

9' 10" x 10' 5" (3.00m x 3.17m) Fitted wall mounted and floor standing light wood effect fitted cupboards with complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine, space for cooker, space for fridge/freezer, built in storage cupboard/pantry, radiator, LVT wooden effect luxury flooring, part glazed UPVC door to rear lobby.

Rear Lobby

Cupboard housing gas central heating boiler, part glazed uPVC glazed door to outside.

Bedroom 1

11' 7" x 11' 4" (3.53m x 3.45m) Radiator, UPVC window to front.

Bedroom 2

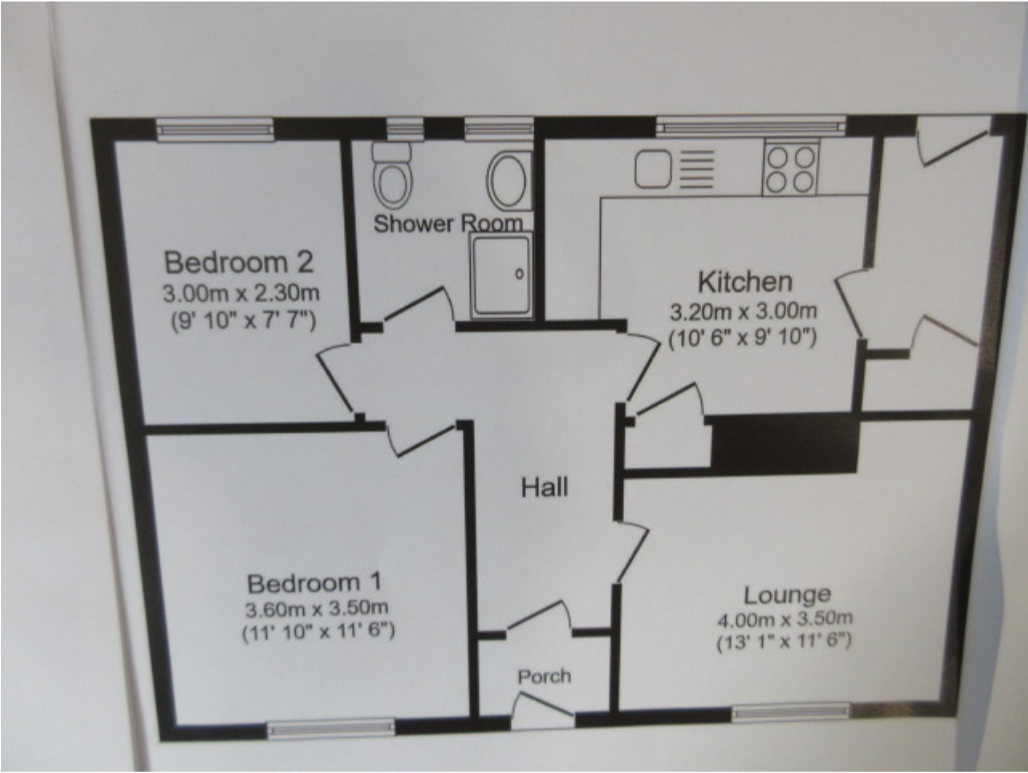
7' 6" x 9' 10" (2.29m x 3.00m) Radiator, UPVC window to rear.

Shower Room

6' 3" x 7' 10" (1.91m x 2.39m) Double width shower cubicle with glass door, wash hand basin with vanity unit under, low level WC with concealed flush, radiator, splash back tiling, ceramic floor tiles.

Externally

This bungalow occupies a lovely size corner plot with a generous garden to both the front and the rear. There is a garage and outbuilding.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	69	
(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 