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34 West Street, Bourne, Lincolnshire PE10 9NE

£279,995 -

### Property Summary

This town centre cottage is perfectly located for local bars shops and restaurants and just a short walk from excellent primary and senior schools including Bourne Grammar school. It should be viewed to appreciate the well presented spacious accommodation it has to offer.

### Features

- Mid Terraced Cottage
- Spacious accommodation
- Close to all Local Amenities
- Three Good Size Bedrooms
- Living Kitchen
- No Onward Chain
- Lounge
- Viewing Highly Recommended

## Room Descriptions

### Ground Floor

#### Accommodation

Front door opening to Entrance Lobby: Tiled flooring, Latched timber door opening to Entrance Hallway: Tiled flooring radiator, dado rail.

#### Lounge

12' 0" x 17' 7" (3.66m x 5.36m) Recessed fireplace, brick back plate, paved hearth, timber mantle, tiled flooring, one wall light point, TV point, radiator.

#### Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, radiator, tiled flooring.

#### Kitchen/Diner

Dining Area 6'11" x 11'9" Tiled flooring, floor to ceiling built in storage cupboards to one wall, radiator- Open through to Kitchen.

Kitchen 9'6" x 14'6" Fitted wooden worktop with inset porcelain Belfast sink with mixer tap, space and plumbing under worktop for dishwasher and washing machine, free standing butchers block unit with polished stone worktop drawers and cupboard under, space for large American style fridge freezer, five ring gas hob and electric range style cooker with extractor canopy over, built in storage cupboard, radiator, tiled flooring, inset ceiling spot lights, glazed door through to Lounge. Open through to Conservatory. Please note all appliances and butchers block can be included in this sale.

#### Conservatory

8' 10" x 16' 7" (2.69m x 5.05m) Constructed dwarf brick wall with uPVC units over and two solid walls to each side. Warm sloped roof with inset spot lights, tiled flooring, TV point, telephone point, French doors opening to rear garden.

### First Floor

#### Landing

Wooden flooring.

#### Bedroom 1

10' 1" x 12' 3" (3.07m x 3.73m) Access to roof storage space, laminate flooring, radiator, window to front.

#### Bedroom 2

11' 8" max x 14' 0" (3.56m x 4.27m) Sliding door to storage cupboard housing gas central heating boiler, laminate flooring, radiator, window to rear.

#### Bedroom 3

12' 5" x 10' 10" (3.78m x 3.30m) Built in wardrobes, laminate flooring, access to roof storage space, radiator, window to front.

#### Bathroom

5' 10" x 8' 9" (1.78m x 2.67m) Panelled bath, low level WC with concealed flush, pedestal wash hand basin, separate shower cubicle with glass door, complimentary splash back tiling, ceramic floor tiles, radiator, wall mounted electric heater.

### Externally

#### Garden

The rear garden is fully enclosed and offers a good degree of privacy. There are five steps leading up from the patio to a small courtyard style garden. This is laid to gravel for easy maintenance and benefits from well stocked flower and shrub borders. Overall a perfect haven to sit and relax in.

