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36 Len Pick Way, BOURNE PE10 2AQ

£268,000 - Freehold

### Property Summary

Located in a popular residential location and within easy walking distance of excellent primary and senior schools including Bourne Grammar. Bourne itself benefits from both national supermarkets and individual local shops as well as many restaurants and bars. There are regular bus links to Stamford and Peterborough and from Peterborough there are direct train links to London Kings Cross.

### Features

- Semi Detached Town House
- Open Plan Kitchen/Family Room
- Three/Four Bedrooms
- Lounge on First Floor
- Family Bathroom & Ensuite Shower Room
- Well Presented Throughout
- Viewing Highly Recommended

## Room Descriptions

### Ground Floor

#### Accommodation

Front door leading to Entrance Hallway: Built in storage cupboard, wooden effect vinyl flooring, radiator, stairs to first floor.

#### Bedroom 4/Study

6' 1" x 9' 0" (1.85m x 2.74m) TV point, telephone point, radiator, window to front.

#### Cloakroom

Low level WC with concealed flush, corner pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, radiator.

#### Kitchen

12' 0" x 10' 0" (3.66m x 3.05m) Wall mounted and floor standing fitted cupboards including three deep pan drawers, complimentary fitted worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, integrated fridge & freezer, integrated dishwasher, integrated washing machine, wooden effect vinyl flooring, deep under stairs storage cupboard, open to Dining/Family Room.

#### Dining/Family Room

13' 0" x 12' 9" (3.96m x 3.89m) A fabulous light and airy room over looking the rear garden. TV point, wooden effect vinyl flooring, radiator, French doors opening to Garden.

### First Floor

#### Landing

Radiator, stairs to second floor.

#### Bedroom 1

9' 11" x 12' 9" (3.02m x 3.89m) TV point, telephone point, radiator, window to rear.

#### Ensuite Shower Room

Double width shower cubicle with glass sliding door, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, electric shaver point, radiator, vinyl flooring, extractor fan.

#### Lounge

10' 1" x 12' 9" (3.07m x 3.89m) TV point, telephone point, radiator, window to front.

### Second Floor

#### Landing

Radiator, built in deep storage cupboard, access to roof storage space.

#### Bedroom 3

11' 6" x 12' 11" (3.51m x 3.94m) TV point, telephone point, radiator, window to rear.

#### Bedroom 4

11' 0" x 12' 9" (3.35m x 3.89m) TV point, telephone point, radiator, window to front.

#### Bathroom

Panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, radiator, extractor fan.

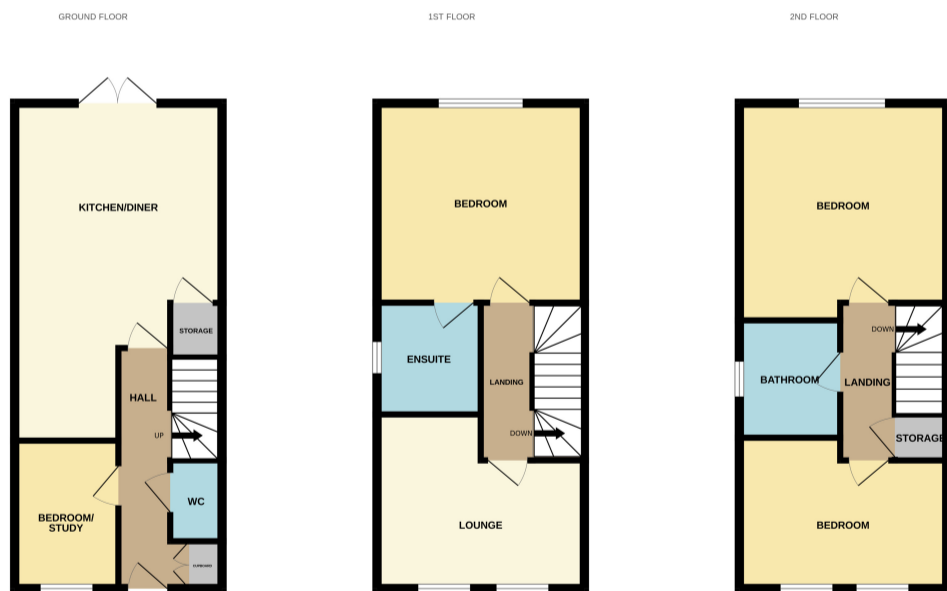
### Externally

#### Garden

The front of this property is open plan. A driveway to one side provides off road parking for at least three cars and leads to a single garage with an up and over door. The rear garden is an absolute delight and beautifully presented. It benefits from a paved patio, a neat shaped lawn and gravelled borders. At the rear of the garden are raised flower beds stocked with a variety of flowering plants and shrubs. At the rear of the garage is a storage area. Overall a haven to sit and relax in.

#### Single Garage

10' 5" x 21' 1" (3.17m x 6.43m) Power and light connected, up and over garage door.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metopix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(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	