

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



15 Waterside Close, BOURNE PE10 9BW

OPEN TO OFFERS £389,000 - Freehold

### Property Summary

SPACIOUS EXTENDED FIVE BED DETACHED HOUSE WITH OUTSIDE OFFICE SPACE.

This property offers spacious accommodation including three reception rooms and five bedrooms. There is an outside purpose built cabin ideal for anyone wishing to work from home or as a children's playroom. Viewing is highly recommended.

### Features

- Detached House
- Entrance Hallway
- Three Reception Rooms
- Large Kitchen/Diner
- Five Bedrooms
- Bathroom
- Lovely Size Plot
- Popular Residential Location
- Viewing Recommended



## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed uPVC front door to Entrance Hallway: Ceramic floor tiles, radiator, telephone point, stairs to first floor, wall mounted thermostatic heating control.

#### Lounge

13' 3" x 11' 10" (4.04m x 3.61m) TV point, coal effect electric fire, radiator, open through to Dining Room.

#### Dining Room

8' 7" x 9' 1" (2.62m x 2.77m) Radiator.

#### Family Room/Sitting Room

11' 9" x 16' 10" max (3.58m x 5.13m) Two wall light points, TV point, radiator, French doors opening to side garden.

#### Kitchen/Diner

10' 3" x 19' 4" (3.12m x 5.89m) Fitted with a comprehensive range of cream fronted wall mounted and floor standing cupboards, complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer, RANGE style cooker with chrome extractor canopy over, which is included in sale, space and plumbing under worktop for automatic washing machine and dishwasher, space for wine cooler, space for large fridge and freezer, built in storage cupboard, ceramic floor tiles.

#### Inner Hallway

Ceramic floor tiles, part glazed uPVC door to rear garden, wall mounted gas central heating boiler.

#### Cloakroom

Low level WC with concealed flush, wall mounted wash hand basin, splash back tiling, ceramic floor tiles, radiator.

### First Floor

#### Bedroom 1

11' 10" x 13' 2" (3.61m x 4.01m) TV Point, radiator, window to front.

#### Bedroom 2

13' 4" x 10' 7" (4.06m x 3.23m) TV point, radiator, window to front.

#### Bedroom 3

13' 4" x 8' 8" (4.06m x 2.64m) Radiator, window to rear.

#### Bedroom 4

11' 11" x 8' 9" (3.63m x 2.67m) Radiator, window to rear.

#### Bedroom 5

8' 8" x 9' (2.64m x 2.74m) Radiator, window to front.



TOTAL FLOOR AREA: 1487 sq ft. (138.1 sq m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing, the seller does not accept any liability for any errors or omissions in this document. This plan is for guidance purposes only and should be used in conjunction with any professional guidance. The seller, agent and advertiser shall not be responsible for any errors or omissions in this document. The seller, agent and advertiser shall not be responsible for any errors or omissions in this document. The seller, agent and advertiser shall not be responsible for any errors or omissions in this document.

#### Bathroom

Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC, complimentary splash back tiling, ceramic floor tiles, radiator.

### Externally

#### Garden

This property occupies a lovely size plot with gardens to the front, side and rear. It offers a good degree of privacy and is a lovely place to sit and relax in.

The front garden benefits from a long driveway with off street parking for several cars.

There is a neat lawn with shrub borders and a paved seating area. Trellis fencing separates the front garden from the side garden.

The side garden is laid to lawn with attractive shrub border. a paved pathway leads to the main rear garden. This benefits from a large tiled patio with a brick and timber pergola over. There is a lawn area with feature flower beds. The remainder of the garden is laid to gravelled areas for easy maintenance.

Included in this sale is a large timber garden shed 16'1" x 9'11" with power and light connected.

There is also a very useful purpose built cabin for anyone wishing to work from home or as a children's playroom. 15'4" x 8'7" power and light connected, wall mounted electric heater.

#### Council Tax

Band D

#### EPC

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	