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37 The Croft, Bourne, Lincolnshire PE10 9GX

£280,000 - Leasehold

### Property Summary

A great opportunity to purchase this spacious chalet bungalow for the over 55's. This property has a long remaining lease and benefits from all the additional extra's that residents on The Croft can enjoy.

### Features

- End Terraced Chalet Bungalow
- Entrance Hall Way, Cloakroom
- Lounge
- Modern Kitchen/Diner
- Third Bedroom or Dining Room
- Two Further Bedrooms
- Ensuite Shower Room & Family Bathroom
- No Onward Chain



Room Descriptions

Ground Floor

**Accommodation**  
Part glazed front door to Entrance Hallway: Radiator, stairs to first floor, life line telephone, thermostatic heating control, storage cupboard housing gas central heating boiler.

**Cloakroom**  
0m x 0m (0' 0" x 0' 0") Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, radiator.

**Lounge**  
12' 11" x 14' 10" (3.94m x 4.52m) Including bay window to front, TV point, telephone point, radiator.

**Kitchen**  
15' 4" x 11' 8" (4.67m x 3.56m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktops and splash backs, inset one and a quarter bowl sink and drainer with mixer tap, four ring gas hob with extractor canopy over, eye level electric oven, integral fridge and freezer, space and plumbing under worktop for automatic washing machine, (Please note this is less than a year old and can be purchased if required) water softener, vinyl flooring, radiator, French doors to outside.

**Bedroom 3/Dining Room**  
8' 7" x 12' 4" (2.62m x 3.76m) Radiator.

First Floor

**Landing**  
Access to roof storage space, walk in airing cupboard.

**Bedroom 1**  
13' 6" x 12' 1" (4.11m x 3.68m) Bay window to front, built in wardrobe to one wall, radiator.

**Ensuite Shower Room**  
Enclosed shower cubicle, low level WC, pedestal wash hand basin, splash back tiling, vinyl flooring, extractor fan, radiator.

**Bedroom 2**  
9' 6" x 14' 9" (2.90m x 4.50m) Radiator, window to rear.

**Family Bathroom**  
Panelled bath, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring.

Externally

**Agents Note**  
Please be advised that the scheme at The Croft is designed for independent retirement living and no care or assistance is provided by The Longhurst Group.

The property is leasehold with the original lease granted in 2017 for 125 years.  
The service charges as of April 2023 are:  
Service Charge £214.84 PCM  
Ground Rent £24.32 PCM  
Total £239.16

These charges include: Buildings insurance, life line telephone, annual boiler check, external window cleaning, use of the facilities in the Manor House including the laundry room and residents lounge/library and upkeep of all the communal gardens and car park.

