



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



76b Austerby, Bourne, Lincolnshire PE10 9JL

£289,995 - Freehold

### Property Summary

Semi detached cottage of character, benefiting from two good size reception rooms, a modern kitchen/diner and three double bedrooms. Externally this cottage has a lovely size garden, double garage and several off road parking spaces.

### Features

- Semi Detached Cottage
- Entrance Hallway & Cloakroom/Utility
- Kitchen/Diner
- Lounge
- Family Room
- Three Double Bedrooms
- Bathroom & Ensuite Shower Room
- Double Garage
- Fully Enclosed Rear Garden



Room Descriptions

Ground Floor

**Accommodation**  
uPVC stable type front door to Entrance Hallway: Deep built in storage cupboard, ceramic floor tiles, radiator, space for fridge/freezer.

**Utility/Cloakroom**  
Low level WC with concealed flush, wash hand basin, fitted worktop with space and plumbing under worktop for automatic washing machine, floor tiles, radiator, inset ceiling spot lights.

**Kitchen/Diner**  
10' 7" x 12' 1" (3.23m x 3.68m) Fitted wall mounted and floor standing cupboards with complimentary splash back tiling, complimentary wooden effect worktops, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, radiator, French doors opening to rear garden, inset ceiling spot lights, wooden effect vinyl flooring.

**Lounge**  
13' 3" x 16' 1" (4.04m x 4.90m) Fire place with log burning stove and paved hearth, wooden flooring, dado rail with panelling to half walls, radiator, wall mounted gas central heating boiler concealed behind a cupboard, stairs to first floor.

**Family Room**  
6' 7" x 13' 1" (2.01m x 3.99m) Vertical radiator, wooden flooring, two wall light points, two Velux windows with fitted window blinds, door to outside.

First Floor

**Landing**  
Doors off to all rooms.

**Bedroom 1**  
11' 0" x 12' 11" (3.35m x 3.94m) Centre ceiling light and fan with mood lighting and speakers, access to roof storage space with recently fitted pull down ladder, radiator, window to side.

**Ensuite Shower Room**  
Corner shower cubicle with glass door, low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, wooden effect vinyl flooring, white heated ladder towel rail, large airing cupboard with hot water tank and shelving.

**Bedroom 2**  
7' 5" x 12' 2" (2.26m x 3.71m) Centre ceiling light and fan with mood lighting and speakers, TV point, radiator, window to side.

**Bedroom 3**  
8' 3" x 9' 0" (2.51m x 2.74m) Centre ceiling light and fan with mood lighting and speakers, radiator, window to rear.

**Family Bathroom**  
The bathroom is split into two halves. To one side there is a large walk in wet room type shower with non slip flooring and complimentary splash back tiling and a wash hand basin, the other half benefits from a low level WC with concealed flush, heated ladder towel rail extractor fan and inset ceiling spot lights.

Externally

**Garden**  
This property is accessed via a private gravelled driveway. A detached double garage is located at the front of the property. a low level gate gains access to a paved pathway which leads to the front door. In front of the garage there is ample parking for several cars and another gate gains access to the fully enclosed South facing rear garden. The garden benefits from a paved patio and a second decked patio. The remainder is laid to lawn. Included in the sale is a timber summer house 7'7" x 7'6" which is fully insulated.

