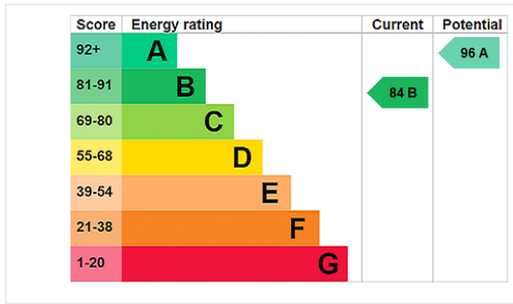
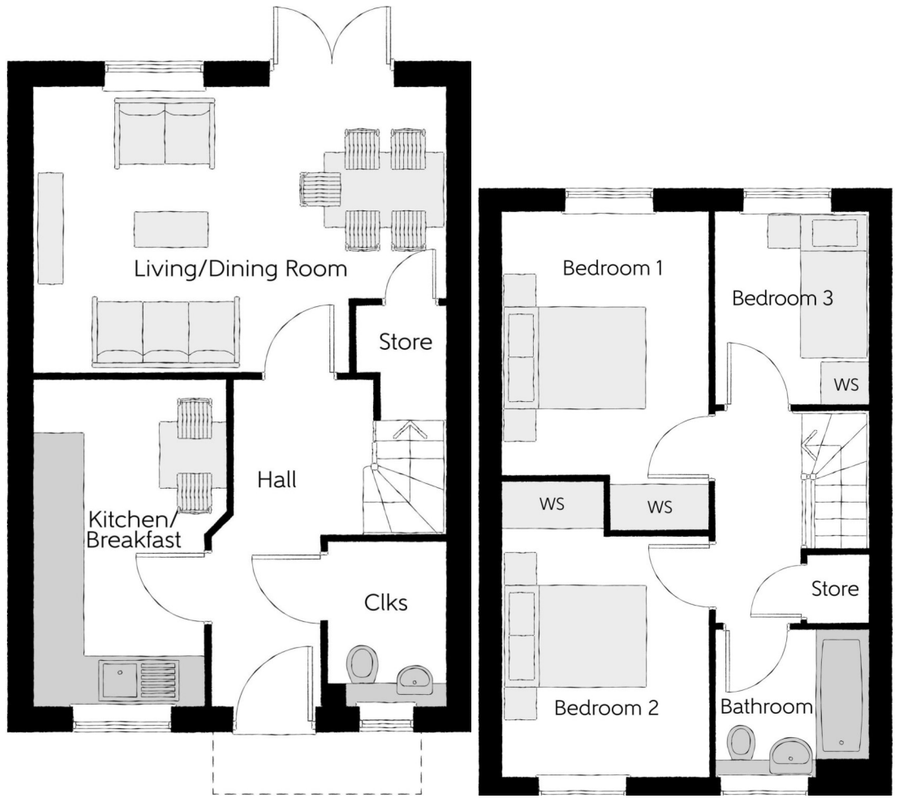










3 Longridge Road, Bourne, Lincolnshire, PE10 2BR

OIEO £230,000 Freehold

Winkworth are delighted to offer for sale this beautifully presented three-bedroom semi-detached home, pleasantly positioned in an off-road location on the popular Elsea Park development. The property offers stylish and well-maintained accommodation throughout, with the ground floor comprising an entrance hall, downstairs cloakroom, a modern fitted kitchen/breakfast room and a particularly impressive living/dining room, with French doors opening directly onto the rear garden. Upstairs, there are three bedrooms, with useful built-in storage, together with a modern family bathroom. The principal bedroom is generously proportioned and beautifully presented. Outside, the property benefits from a private driveway providing off-road parking, while the enclosed rear garden has been attractively landscaped with a paved seating area, lawn, decorative borders and a useful garden shed, creating an ideal space for relaxing and entertaining. Located on the highly sought-after Elsea Park development, the property is ideally positioned for access to Bourne town centre, local schools and amenities, including Bourne Grammar School, while also providing convenient road links towards Peterborough and the A15. An internal viewing is highly recommended to appreciate the excellent condition and position of this lovely home.

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ACCOMMODATION

Entrance Hall - With LVT flooring, stairs leading to the first floor, radiator and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, LVT flooring, part tiled walls, radiator and frosted window.

Kitchen/Breakfast Room - 13'3" x 7'7" (4.04m x 2.3m) With superb modern fitted units comprising, one and a half bowl sink with cupboard under, excellent range of wall and base units incorporating fitted breakfast bar, built in oven and hob with extractor above, integrated fridge freezer, integrated washing machine, integrated dishwasher, LVT flooring, wall mounted gas boiler, upvc double glazed window to the front and radiator.

Lounge - 16'5" x 11'7" (5m x 3.53m) With upvc double glazed french doors and window to the rear, LVT flooring, under stairs storage cupboard, radiator and power points.

First Floor Landing - With over starts storage cupboard and door leading to:









Bedroom One - 13'2" x 10'1" (4.01m x 3.07m) With built in mirror fronted wardrobes, part panelled walls, upvc double glazed window to the rear, radiator and power points.

Bedroom Two - 13'2" (max) x 9' (4.01m (max) x 2.74m) With upvc double glazed window to the front, built in mirror fronted wardrobes, radiator and power points.

Bedroom Three - 8'7" x 7'1" (2.62m x 2.16m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - Modern fitted units comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled walls, radiator and frosted window.

Outside - To the front there is a block paved driveway providing off road parking and pathway leading to the front door.

The rear garden is attractively landscaped and designed for easy maintenance, featuring a generous paved patio providing an ideal space for outdoor seating and entertaining. A central lawn is bordered by decorative stone beds with established planting and attractive potted plants, while a raised planted bed adds further colour. The garden is fully enclosed by timber fencing and also benefits from a useful storage shed.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B