



### Description:

This retirement bungalow is set within The Croft, a development specifically designed and built for the over 55 age group. The bungalow itself is well positioned, with vehicular access directly to the front, and close to the main Manor House which is used for events and socialising. The bungalow has a fitted kitchen with integrated fridge freezer, and the lounge and bedroom at the rear overlook the beautifully presented grounds and have a southerly aspect. Offered for sale with No Chain, viewing is recommended.

**£167,950**

**The Croft, Off North Road, Bourne PE10 9GX**

# The Croft, Off North Road Bourne PE10 9GX

£167,950

Retirement Bungalow

Kitchen Appliances Included

Bathroom

Over 55 Age Group

Lounge With French Doors

Use Of Communal Facilities

Fitted Kitchen

Double Bedroom With Wardrobes

Central Location

## PORCH

**ENTRANCE HALL** Radiator, central heating thermostat, control panel for assistance, built-in storage cupboard, boiler cupboard housing gas fired central heating boiler.

**KITCHEN** 3.14m (10'3") max x 2.66m (8'9") max Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, 1½ bowl stainless steel sink unit with single drainer, integrated fridge/freezer, plumbing for washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, PVCu double glazed bay window to front, radiator.

**LOUNGE** 4.98m (16'4") x 3.13m (10'3") Radiator, telephone point, TV point, PVCu double glazed french doors to garden.

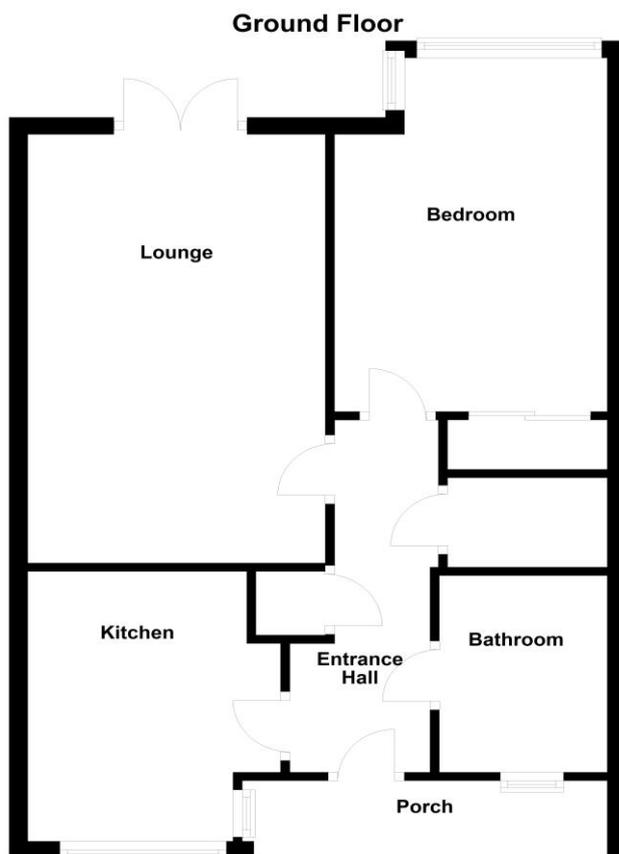
**BEDROOM** 4.11m (13'6") max x 2.87m (9'5") PVCu double glazed bay window to rear, radiator, telephone point, access to fully insulated loft space, built in wardrobe cupboards.

**BATHROOM** Comprising panelled bath with independent shower over, pedestal wash hand basin, low-level WC, extractor fan, PVCu double glazed window to front, radiator.

**OUTSIDE** The bungalow is part of the overall 'Croft' development, and as such, the owner of this bungalow has the use of the beautifully manicured communal gardens which are to be found throughout the scheme, with pathways, flower and shrub beds, and quiet sitting areas set amongst close cut manicured lawns.

**AMENITIES** There are staff on site during the week between 9am - 5pm who are on hand to assist with any queries and emergencies. Outside of those hours, alarm pull cords will alert a central management base from where queries and emergencies can be handled. The original Manor House now provides a central 'hub' where residents can meet for events, to relax in the residents lounge, or use the facilities of the kitchen provided there. We understand that there are numerous events held at The Croft, and clearly, residents can choose for themselves how much they wish to interact during such events, or otherwise. In addition to the lounge, dining room, and kitchen, there is a games room, and a laundry room. Residents' family who may come to visit are able to stay, for a small fee, in the flat within The Manor House.

**SERVICES** We understand that the bungalow is offered for sale on a leasehold basis, and that the monthly charge of approximately £180 covers such items as buildings insurance, maintenance of the common areas, grounds etc. The minimum age for an incoming buyer is 55 years of age.



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.