

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



Plot 1 Rear 38 Abbey Road, BOURNE PE10 9EP

£325,000 - Freehold

### Property Summary

BRAND NEW THREE BED DETACHED BUNGALOW.

This architect designed bungalow is situated in a popular residential location with just one other bungalow. It has been finished to a very high standard with fantastic views at the rear overlooking Abbey Lawns. Viewing is highly recommended at the earliest opportunity to appreciate everything it has to offer.

### Features

- New Bungalow
- Three Bedrooms
- Wow Factor Open Plan Living Kitchen
- Utility Room & Cloakroom
- Close to Bourne Town Centre
- Spacious Accommodation
- No Onward Chain





Room Descriptions

AGENTS NOTES

This bungalow is traditionally constructed with block and plaster walls minimising internal transmitted noise and includes many features to ensure minimal external maintenance. It benefits from a lovely aspect at the rear backing onto Abbey Lawns.

Ground Floor

Entrance Hallway

The front door opens into a nice size Entrance hallway with Cloak and shower room off.

Living Kitchen/Lounge

15' 5" x 22' 11" (4.70m x 6.98m) In L-Shape, A fabulous open plan living area with modern fitted kitchen open through to a large lounge with patio doors opening to the rear.

Utility Room

5' 2" x 9' (1.57m x 2.74m)

Cloakroom

Low level WC with concealed flush, wash hand basin.

Bedroom 1

13' x 11' 5" (3.96m x 3.48m)

Bedroom 2

11' 5" x 9' 5" (3.48m x 2.87m)

Bedroom 3

7' x 9' 5" (2.13m x 2.87m)

Bathroom

9' 1" x 6' 1" (2.77m x 1.85m)

Externally

Garden

The front of this property is open plan it is block paved and benefits from two off road parking spaces. The rear garden is laid to gravel for easy maintenance. To one side of the bungalow is an larger than average garage with an up and over electric roller door.

EPC

A SAP will be available on completion.

