

Eckfords Property Scene  
23, North Street, Bourne, Lincolnshire, PE10 9AE  
E: sales@eckfords.co.uk  
@: www.eckfords.co.uk  
T: 01778 426215



20 The Pollards, Bourne, Lincolnshire PE10 0QB

£120,000 - Leasehold

### Property Summary

This ground floor apartment is situated on the popular Elsea Park development. It offers spacious accommodation including open plan living, two bedrooms and two bathrooms. Viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.

### Features

- Ground Floor Apartment
- Entrance Hallway
- Open plan Living Accommodation
- Modern Fitted Kitchen
- Two Bedrooms
- Allocated Parking Spaces
- Ensuite & Family Bathroom





Room Descriptions

Ground Floor

Accommodation

Main entrance door to communal hallway. Front door on Ground Floor leading into Entrance Hallway: Wall mounted electric heater, door entrance telephone.

Lounge/Diner

23' 6" x 8' 4" (7.16m x 2.54m) TV point, telephone point, wall mounted electric heater, two windows to front. Open through to Kitchen.

Kitchen

7' 4" x 8' 6" (2.24m x 2.59m) Wall mounted and floor standing cream fronted cupboards, complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, electric oven, space for fridge/freezer, space and plumbing under worktop for automatic washing machine, inset ceiling spot lights, vinyl flooring.

Bedroom 1

11' 3" x 10' 10" (3.43m x 3.30m) TV point, telephone point, wall mounted electric heater, built in wardrobe., window to rear.

Bedroom 2

6' 11" x 9' 1" (2.11m x 2.77m) 6' 11" x 9' 1" (2.11m x 2.77m) Telephone point, wall mounted electric heater, window to rear.

Ensuite Shower Room

Corner shower cubicle with curved glass doors, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, white heated ladder towel rail, vinyl flooring, extractor fan, electric shaver point, inset ceiling spot lights.

Bathroom

Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, white heated ladder towel rail, electric shaver point, extractor fan, inset ceiling spot lights.

Externally

Car Park

At the rear of this ground floor apartment there is a car park with an allocated parking space and rear access to the apartments.

