



Paul Cutmore Bespoke powered by **exp**[®] **UK**

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36 Len Pick way,
£270,000

3 2 2



Located in a popular Elsea Park Development and within easy walking distance of excellent primary and senior schools including Bourne Grammar. Bourne benefits from individual local shops and many large supermarkets as well as many restaurants and bars. Great road links to Stamford and Peterborough and from Peterborough there are direct train links to London Kings Cross. This property is well presented and has flexible living, either being a four bedroom or three bedroom with study. A must view if your looking for a family home in Bourne.

Entrance Hall

Cloakroom

Study/ Bedroom 4 - 2.74m x 1.88m (9'0" x 6'2")

Kitchen Diner/ Family room - 6.1m x 3.91m (20'0" x 12'10")

Stairs to first floor landing

Lounge - 3.91m x 3.63m (12'10" x 11'11")

Master Bedroom - 3.91m x 3.02m (12'10" x 9'11")

Ensuite - 2.13m x 1.55m (7'0" x 5'1")

Stairs to second floor landing

Bedroom Two - 3.91m x 3.51m (12'10" x 11'6")

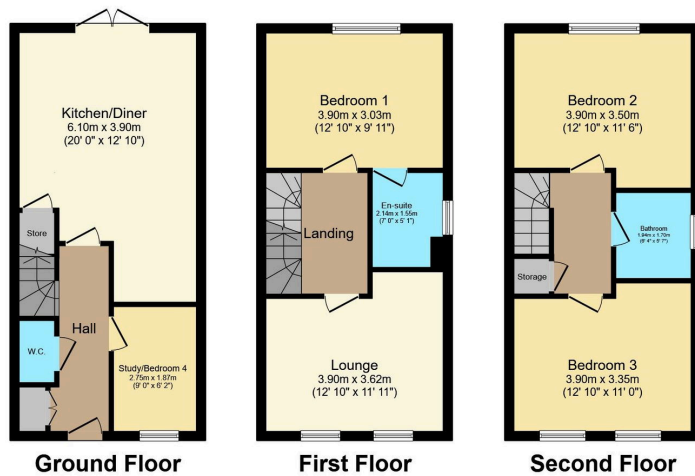
Bedroom Three - 3.91m x 3.35m (12'10" x 11'0")

Family Bathroom - 1.93m x 1.7m (6'4" x 5'7")

Outside

Small front garden enclosed by mature hedging, Driveway to the side providing off road parking a leading to a single garage with up and over door and power and light connected. Side gate leading to rear garden that is enclosed by timber panelled fence to rear and sides and is mainly laid to lawn.

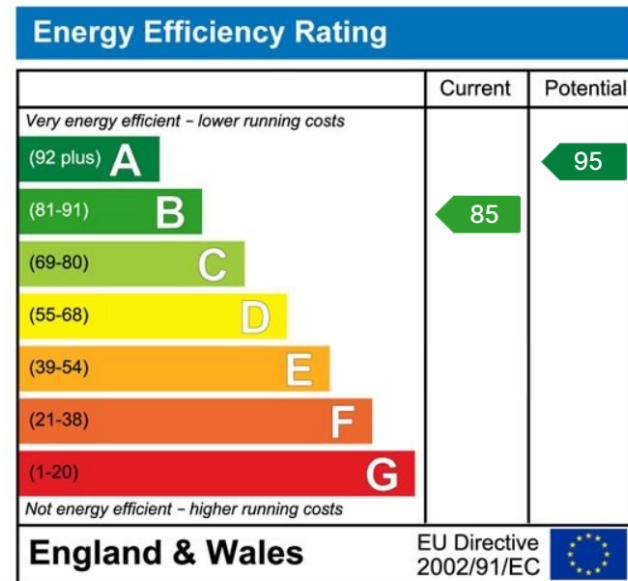




Total floor area 107.9 m² (1,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

- 3/4 Bedrooms
- Garage
- Ensuite
- Kitchen/Diner/ Family Room
- Semi Detached
- Garden
- Cloakroom
- Quote Ref PC0713



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