



Paul Cutmore Bespoke powered by **exp**<sup>®</sup> **UK**

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## 8 Coggles Causeway

£400,000

4 1 2



A stunning and individual detached home that has been greatly improved by the current owners, located just a short walk from Bourne town centre but still within a quiet neighbourhood with easy access to local schools and the Abbey lawns recreational area. This is a must view!!

#### Entrance Hall

**Living Room** - 6.1m x 3.96m (20'0" x 13'0")

**Kitchen** - 4.29m x 3.96m (14'1" x 13'0")

**Dining Area** - 2.44m x 2.08m (8'0" x 6'10")

#### Cloakroom

#### Lower Ground Floor Landing

**Bedroom Four** - 4.32m x 3.07m (14'2" x 10'1")

#### Stairs to First Floor Landing

**Master Bedroom** - 3.96m x 3.05m (13'0" x 10'0")

**Bedroom Two** - 3.96m x 2.49m (13'0" x 8'2")

**Bedroom Three** - 2.77m x 2.84m (9'1" x 9'4")

#### Bathroom

**Garage** - 5.72m x 4.22m (18'9" x 13'10")

#### Outside

To the front is a good size driveway providing parking for several cars and leading to the garage, this is bordered by well stocked and mature borders planted with shrubs and enclosed by a brick wall, steps up to front door. The rear garden is laid mostly to low maintenance paved patio with borders and a range of shrubs, timber decking offers a further seating area. wheelchair access to the rear garden would be through the side access.





- Individually designed.
- 20' Living Room
- Split Level accomodation
- Four Bedroom Detached.
- Integral oversized garage
- quote reference PC0713



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