



Plot 4 Mays Wharf
Eastgate, Bourne, PE10 9JY

£285,000

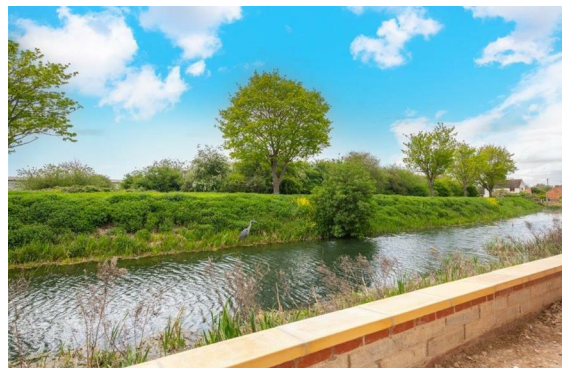
Richardson

Plot 4 Mays Wharf

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Nearing completion a small site of only 11 town house properties built in a mews style of various designs within easy walking distance of town centre and with a wonderful outlook over the Bourne Eau. Built to a high specification, the architect has created an attractive street sense with different roof levels and elevations with both dormer windows and roof lights to the front. This is mirrored on the rear elevations with some having Juliette Balconies and picture windows with each having a paved patio area behind a glass balustrade to make the most of the river view. As any discerning purchaser would expect, the specification is high with gas central heating and, depending on stage of build, a personnel choice in floor coverings, tiling and paint colours, all within an excellent SAP energy rating of 86b.

Number 4 is one of the larger design properties offering some 1608 sqft of living accommodation over 3 floors which are flooded with light, with French doors and Juliette balcony's. In brief the accommodation comprises reception hall with large under stairs storage cupboard, utility room and separate cloakroom. Lovely open plan living kitchen diner with built in appliances and twin set of French doors giving access to the paved patio area with Bourne Eau beyond. To the first floor a further useful storage cupboard, family bathroom, bedroom with dressing room and Juliette balcony, 2 further good size bedrooms. To the top floor there is further walk in storage (restricted head height) and the lovely master suite with further Juliet balcony and ensuite shower room.





Reception hall

Utility room
8'6" x 5'8" (2.6m x 1.75m)

Cloakroom

Open plan kitchen living/dining room
24'11" x 13'9" (7.6m x 4.2m)

First floor landing

Bedroom
15'5" max x 12'1" (4.7m max x 3.7m)

Bedroom
12'5" x 10'4" (3.8m x 3.15m)

Bedroom
12'1" x 8'4" (3.7m x 2.55m)

Family bathroom

Second floor landing

Walk in store

Bedroom
20'9" x 13'9" (6.35m x 4.2m)

Ensuite shower room

External details

Paved patio area to the rear with glass balustrade overlooking Bourne Eau.

Council Tax

South Kesteven District Council Tax Band to be allocated as new build.

Agents Notes

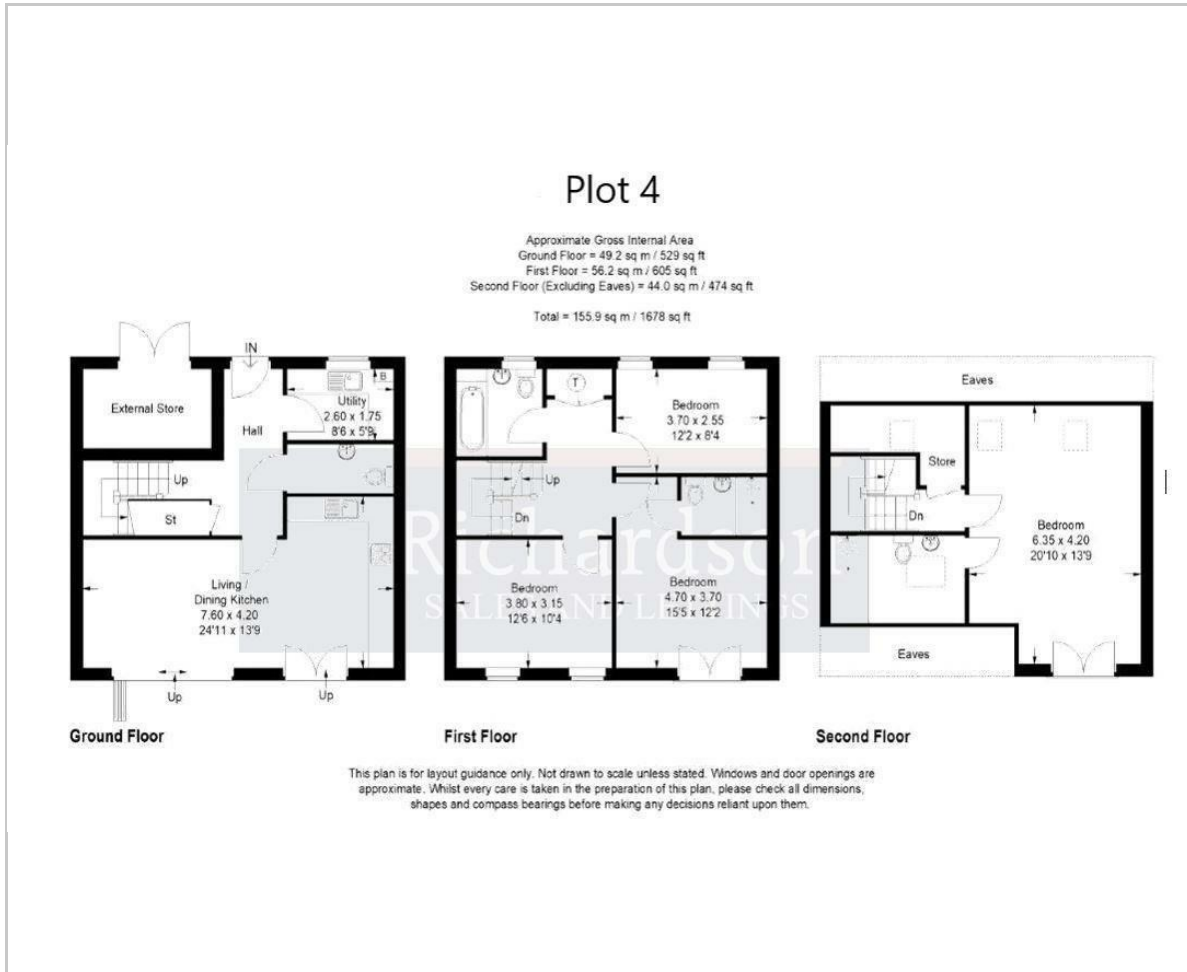
The photos are of the show home, and may differ from the actual house design.

Viewing

By telephone appointment with Richardson
0 1 7 8 0 7 6 2 4 3 3
post@richardsonsurveyors.co.uk



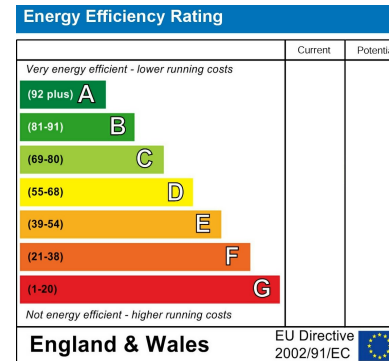
Floor Plan



Area Map



Energy Efficiency Graph



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