



Plot 1 Mays Wharf
Eastgate, Bourne, PE10 9JY
£265,000

Richardson

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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 1 is a one off design within the mews offering 3 bedrooms with the master suite to the top floor having a small balcony, ensuite shower room and walk in wardrobe. To the first floor is the third bedroom and the guest bedroom which has a Juliette balcony and a Jack & Jill 4 piece bathroom. To the ground floor an L shaped open plan kitchen/diner living room with French doors out to the patio area. The accommodation comprises of spacious reception hall with built in storage cupboard, cloakroom, L shaped kitchen dining/living room. To the first floor, bedroom with a 4 piece Jack & Jill bathroom and further bedroom. To the top floor is further storage cupboard and the master bedroom with small balcony, ensuite shower room and walk in wardrobe.

Reception hall

Cloakroom

Open plan kitchen living/dining room
overall 23'8" max x 18'8" max (overall
7.22m max x 5.7m max)

Kitchen area: 4.8m x 2.3m. Living/dining area:
5.65m max x 2.4m

First floor landing





Bedroom
14'10" x 14'6" (4.53m x 4.43m)

Bedroom
11'7" x 11'10" (3.55m x 3.61m)

Jack & Jill bathroom
10'5" max x 6'6" (3.2m max x 2m)

Second floor landing

Bedroom
18'6" max x 12'5" (5.64m max x 3.8m)



Walk in wardrobe
6'6" x 7'1" (2m x 2.17m)

Ensuite shower room
7'2" x 6'10" (2.2m x 2.1m)

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

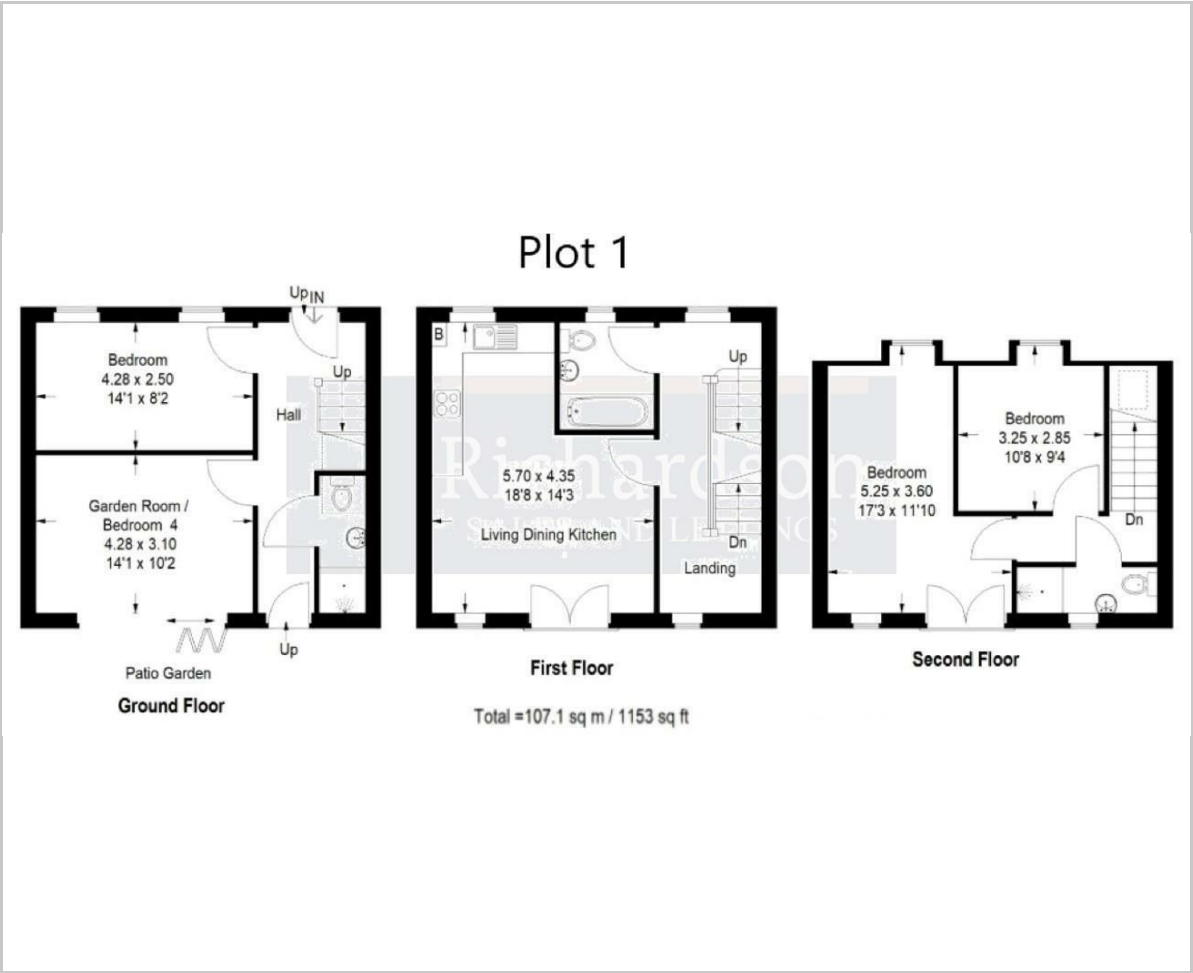
The photos are of the show home, and may differ from the actual house design.

Viewing

By telephone appointment with Richardson
01780 762433 post@richardsonsurveyors.co.uk



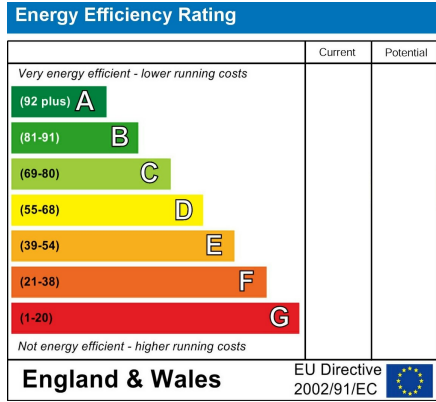
Floor Plan



Area Map



Energy Efficiency Graph



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Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433