



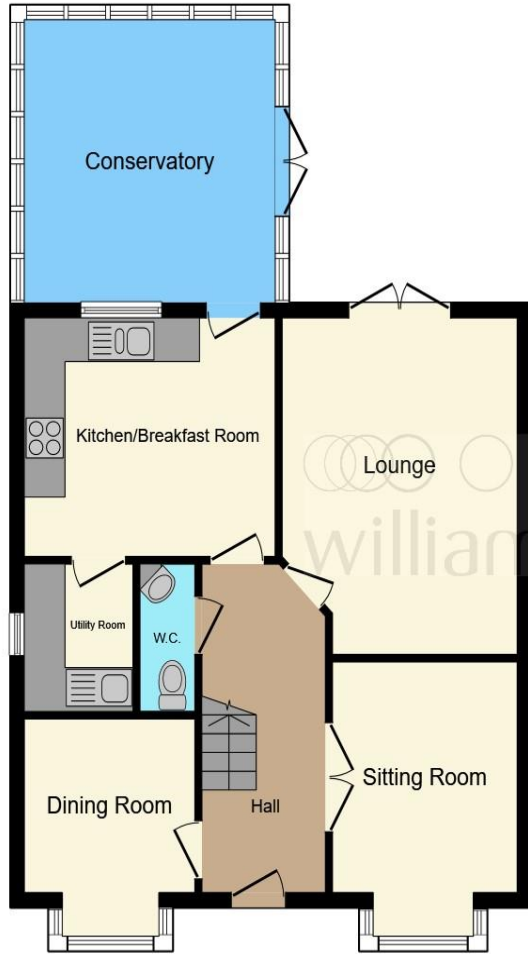
The Gables, Bourne PE10 0FY

welcome to

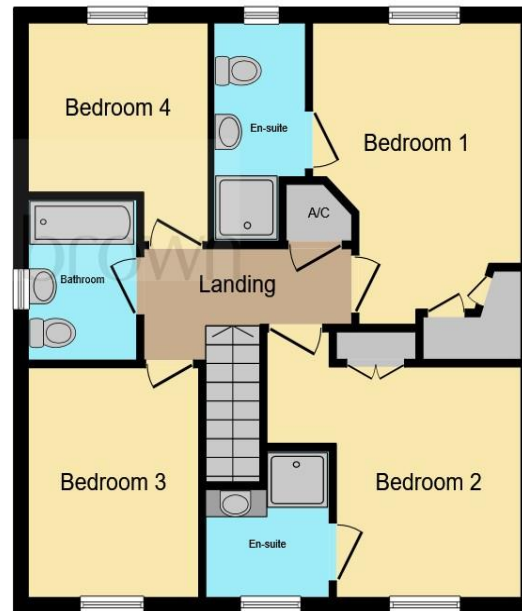
The Gables, Bourne

"Perfect for Family living " Pleased to offer this handsome 4 Bedroom Family Home in Elsea Park in Bourne. This well presented modern Home boasts separate Living and Dining Rooms, Office, modern Kitchen and Utility Room, large Conservatory, Cloak Room, Four Bedrooms with two en suites and Family 3-piece Bathroom. With Gardens to the front and rear to the property and a secure electric gated Driveway and Garage. This spacious Home is ideal for a growing Family. Viewings Highly Recommended





Ground Floor



First Floor

Living Room

15' 9" 3 x 11' 7" 2 (4.80m 3 x 3.53m 2)

Kitchen Breakfast Room

12' 8 x 10' 9" 6 (3.66m 8 x 3.28m 6)

Conservatory

12' 7" 4 x 12' 9" 8 (3.84m 4 x 3.89m 8)

Utility Room

6' 6" 4 x 5' 7" 4 (1.98m 4 x 1.70m 4)

Office / Study

10' 7" x 9' 2" (3.23m x 2.79m)

Dining Room

9' 2" 2 x 10' 7" 2 (2.79m 2 x 3.23m 2)

Office

8' 4" 0 x 7' 7" 4 (2.54m 0 x 2.31m 4)

Landing

Bedroom

8' 8" 9 x 10' 7" 4 (2.64m 9 x 3.23m 4)

Bedroom

10' 4" 8 x 13' 7" 2 (3.15m 8 x 4.14m 2)

Bedroom

11' 8" 2 x 10' 2" 2 (3.56m 2 x 3.10m 2)

Bedroom

10' 2" 1 x 8' 6" 7 (3.10m 1 x 2.59m 7)

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

welcome to

The Gables, Bourne

- Spacious 4 Bedroom Family Home in Elsea Park, Bourne
- Modern Kitchen and Bathrooms
- Separate Living, Dining and Study
- Conservatory
- Secure electric Gated Parking with Driveway and Garage, ideal for a Caravan or Motorhome

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122890



Property Ref:
PCG122890 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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