



**Abbey Road, Bourne PE10 9EP**



**welcome to**

## **Abbey Road, Bourne**

New 3 bed bungalow in Bourne featuring a spacious modern open plan kitchen, dining living area, utility room, W.C & family bathroom. Benefits from a driveway, garage & enclosed rear garden.

### **Entrance Hall**

Double glazed entrance door to the front aspect leads into the property.

Radiator, ceiling light

### **Cloakroom**

Wooden effect luxury tiled flooring, radiator, fuse box, ceiling light, fuse box, wash hand basin with vanity unit and WC.

Double glazed window

### **Kitchen, Dining, Living**

23' x 15' 3" ( 7.01m x 4.65m )

Kitchen - Wall and base units with worksurfaces over, sink/drain, integrated oven with electric hob and extractor fan over, vaulted ceiling, spotlights, space for fridge/freezer, power sockets, partial wooden effect luxury vinyl tiled flooring, vaulted ceiling, radiator.

Dining & Living Space

Double glazed window

Double glazed patio doors to the side aspect.

### **Utility Room**

5' 2" x 9' 1" ( 1.57m x 2.77m )

Base units with worktops over and an inset sink/drain, combination boiler, space for washing machine and tumble dryer, power sockets and ample storage.

Double glazed door to the rear.

### **Bedroom One**

11' 4" x 13' ( 3.45m x 3.96m )

Radiator and TV point.

Double glazed window

### **Bedroom Two**

9' 6" x 15' 2" ( 2.90m x 4.62m )

Radiator, power sockets, ceiling light and TV point.

Double glazed window

### **Bedroom Three**

7' 2" x 6' 3" ( 2.18m x 1.91m )

Power sockets, radiator and TV point.

Double glazed window

### **Bathroom**

Three piece suite comprising of a paneled bath with shower over, wash hand basin and WC. Partly tiled, wooden effect luxury vinyl tiled flooring, shaver point, extractor fan and radiator

### **Exterior**

Allocated parking for two vehicles with shared driveway.

Rear Garden

Enclosed low maintenance south-facing courtyard.



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](http://www.focalagent.com)

**welcome to**  
**Abbey Road,**  
**Bourne**

- BRAND NEW THREE BEDROOM BUNGALOW
- DETACHED
- OPEN PLAN KITCHEN, DINING & LIVING AREA - UTILITY - W.C
- 3 BEDROOMS & FAMILY BATHROOM
- DRIVEWAY

Tenure: Freehold EPC Rating: Exempt

**£320,000**



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Property Ref:  
SDG112129 - 0002

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