



**Abbey Road, Bourne PE10 9EP**



**welcome to**

## **Abbey Road, Bourne**

Brand New 3 Bed Bungalow with Modern Kitchen, Utility room & stylish Bathroom.

Includes driveway, garage & private garden. Offered with no onward chain - Move in with ease to this spacious home.

### **Entrance Hall**

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

Radiator, wooden effect luxury vinyl flooring, ceiling light.

### **Cloakroom**

Wooden effect luxury vinyl flooring, spotlights, extractor fan, fuse box, heated towel rail, cupboard with shelving, wash hand basin and W/C.

Double glazed window to the front aspect.

### **Kitchen**

23' 7" x 15' 5" ( 7.19m x 4.70m )

Wall and base units with worksurfaces over, sink/drain, integrated oven with electric hob and extractor fan over, vaulted ceiling, spotlights, breakfast bar, power sockets, two radiators and a TV point.

Double glazed window

Double glazed patio doors leading into the rear garden.

### **Utility Room**

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

Base units with granite worktops and an inset sink/drain, combination boiler, space for tumble dryer and ample storage.

Double glazed door to the rear.

### **Bedroom One**

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

Radiator, ceiling light, power sockets and TV point.

Double glazed window

### **Bedroom Two**

9' 5" x 5' 3" ( 2.87m x 1.60m )

Power sockets, radiator, ceiling light.

Double glazed window

### **Bedroom Three**

7' x 9' 5" ( 2.13m x 2.87m )

Wooden effect luxury vinyl flooring, power sockets, radiator, ceiling light and TV point.

Double glazed window

### **Bathroom**

Three piece suite comprising of a double shower cubicle with rainfall shower, wash hand basin with vanity unit and WC. Partly tiled, heated towel rail.

### **Exterior**

Allocated parking for two vehicles with shared driveway.

Rear Garden

Enclosed low maintenance south-facing courtyard.

### **Oversized Garage**

Electric roller door and power and lighting

Door to the side leading into the 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
- 3 BEDROOMS & FAMILY BATHROOM
- UTILITY ROOM
- KITCHEN WITH INTEGRATED APPLIANCES & PATIO DOORS TO THE REAR
- GARAGE & DRIVEWAY

Tenure: Freehold EPC Rating: Exempt

**£325,000**



**view this property online** [williamhbrown.co.uk/Property/SDG112127](http://williamhbrown.co.uk/Property/SDG112127)



Property Ref:  
SDG112127 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01775 711711**



[Spalding@williamhbrown.co.uk](mailto:Spalding@williamhbrown.co.uk)



18-19 Sheep Market, SPALDING, Lincolnshire,  
PE11 1BG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**