



The Croft, Bourne  
£170,000 **Leasehold**

**QUENTIN  
MARKS**





# Key Features

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125 Years remaining as of 22 Aug 2014

£17.69 Ground Rent pcm

Review due: Ask Agent

£214.84 Service Charge pcm

Review due: Ask Agent

- Modern Bungalow
- Independent Living
- Over 55's Age Group
- Fully Fitted Kitchen
- Double Bedroom

This modern bungalow, built approximately 11 years ago, is situated within The Croft, an exclusive development designed for independent living for those aged 55 and over. The Croft is a highly sought after community, conveniently located near Bourne's town centre and offering a welcoming and well-maintained environment.





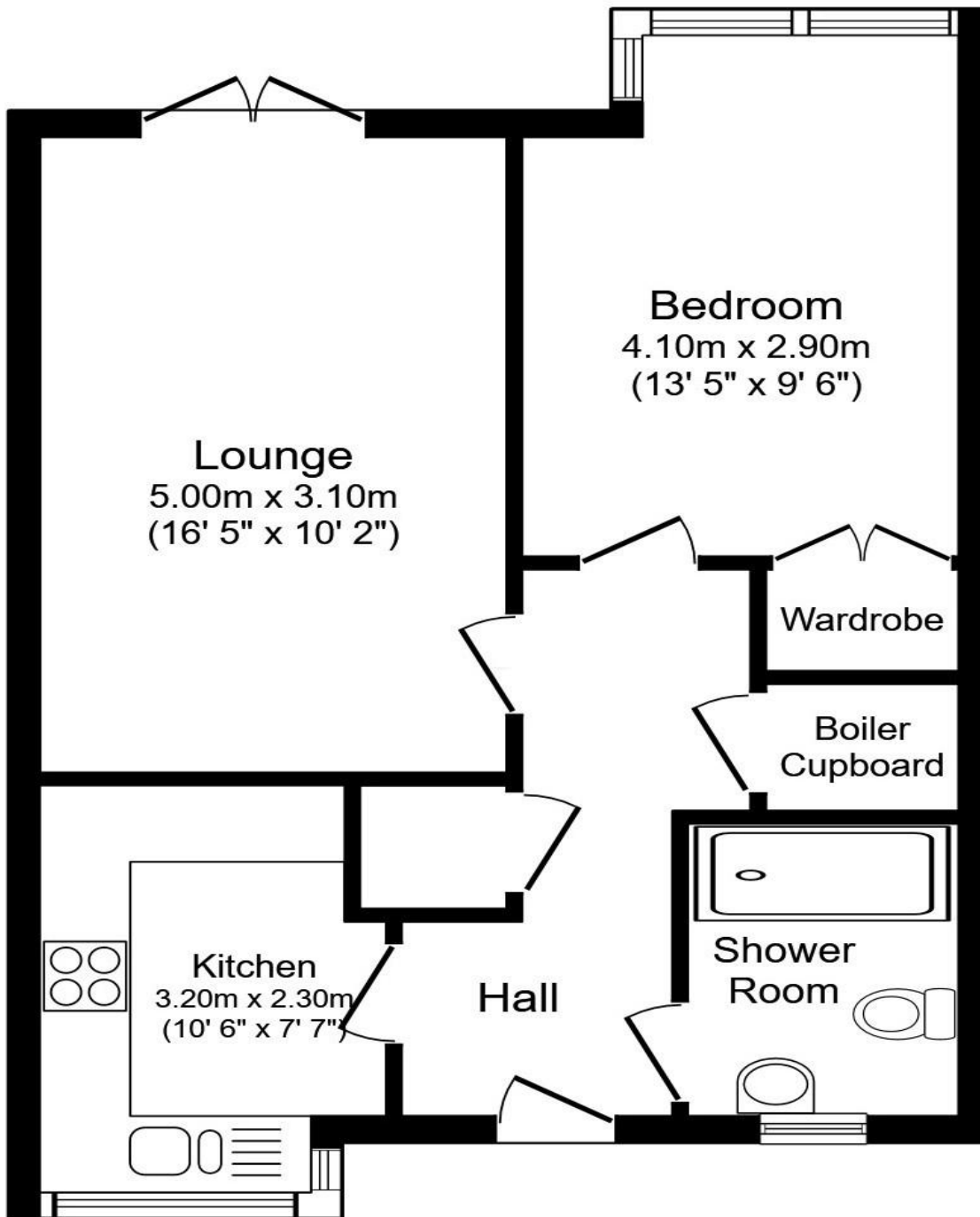
Beautifully presented, the bungalow features a contemporary kitchen fitted with integrated appliances, including a glass hob, eye-level electric oven, and fridge freezer. A freestanding washing machine is also included within the sale. Positioned at the front of the property, the kitchen with the bay window provides a picturesque view of the beautifully landscaped communal gardens and the elegant manor house, which serves as a hub for social gatherings and resident activities.

The former bathroom has been thoughtfully converted into a modern shower room, comprising a spacious double shower cubicle with a fitted Mira shower, a low-level WC, and a pedestal wash basin. The lounge, located at the rear of the bungalow, is generously sized and benefits from French doors that open onto a private paved area ideal for outdoor seating. Beyond this is the well-kept communal garden.

The double bedroom, also positioned at the rear, features a bay window overlooking the garden and includes a built-in double wardrobe with hanging space and shelving. The bungalow further benefits from gas-fired central heating, UPVC double glazing, and ample storage throughout.

Residents of The Croft enjoy access to the manor house, where a function room is available for private events such as milestone celebrations.





Floor Plan

Additionally, a guest flat can be booked for visiting family members, subject to availability. The development's beautifully maintained gardens enhance the peaceful and attractive surroundings.

This property is offered for sale with no onward chain, and early viewing is highly recommended.

To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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INFORMATION



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