Lingfield Park, BOURNE

offers in excess of £270,000 **Freehold**

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Key Features

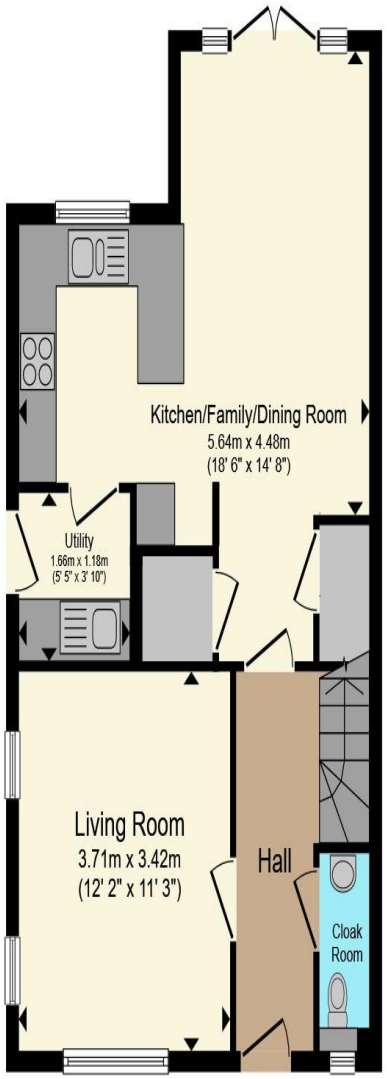
3 2 B B

- Large Family Home
- 3 Double Bedrooms
- Ensuite To Master
- Open Plan Living / Kitchen / Diner
- Utility Room

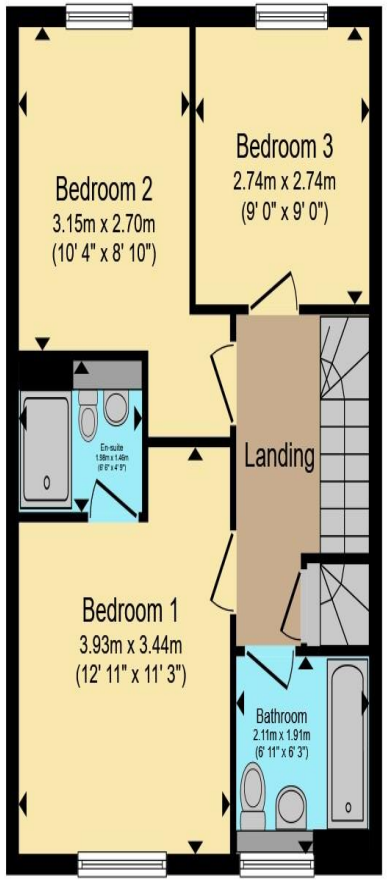
Built by Bellway in 2024 to their popular Mason design, this impressive home benefits from the remainder of its NHBC warranty and offers far more internal space than its attractive exterior might suggest.

The property features three generous double bedrooms, including a superb principal bedroom with ensuite shower room. The ground floor comprises an entrance hall with cloakroom/WC, together with a comfortable front-facing living room and featuring a radiator and stylish shuttered window.

To the rear of the property is a superb contemporary open-plan kitchen/dining/living space, ideal for modern family living and entertaining. The kitchen is fitted with a comprehensive range of base and eye-level units with complementary work surfaces and integrated appliances, including a gas hob with extractor



Ground Floor



First Floor

Total floor area 95.0 sq.m. (1,023 sq.ft.) approx

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 wwwPropertyBox.io

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hood, eye-level electric oven, dishwasher, and fridge/freezer. There are also two useful built-in storage cupboards within the kitchen area. The dining/living section provides ample space for both dining and seating furniture, with French doors opening onto the rear garden.

Leading off the kitchen is a practical utility room with side access door.

To the first floor, the principal bedroom benefits from an ensuite shower room. Bedroom 2 is positioned at the rear of the house, as is bedroom 3. All three bedrooms are comfortable doubles.

Externally, the property enjoys gardens to both the front and rear, while a driveway to the side provides off-road parking for two to three vehicles.

Early viewing is highly recommended.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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SCAN FOR MORE INFORMATION

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The Property Ombudsman