

36 Len Pick Way, Bourne

£270,000

NEWTON FALLOWELL

36 Len Pick Way

Bourne

An exquisite town house which boasts a rear garden, an open-plan modern kitchen dining area and family room, a bright and airy living room, two well-appointed bathrooms, a downstairs cloakroom, four spacious bedrooms, a driveway, and a single garage.

The property is thoughtfully arranged over three floors. Upon entering the entrance hall, you'll find seamless access to the, study/bedroom four, cloakroom, and kitchen-diner family room. The expansive family room is filled with natural light, while the study provides a versatile space, ideal for a home office or bedroom. The heart of the home is the open-plan kitchen-diner located at the rear of the property, featuring a modern kitchen with an extensive range of units and built in appliances and ample dining space with snug area overlooking the garden.

The first-floor landing leads to three further generously sized double bedrooms and a stylish three-piece family bathroom. The primary bedroom boasts an en-suite bathroom with a walk-in shower. The first-floor living room enjoys beautiful views to the front of this family home.

Outside, the front of the property features a well-maintained border and an inset footpath leading to the front door. To the side, the driveway provides ample off-road parking leading to the single garage. The west facing, landscaped rear garden offers a generous patio seating area, substantial lawn, and mature borders.

Council Tax band: C

Tenure: Freehold















Entrance Hall

Study/Bedroom Four
9' 0" x 6' 2" (2.75m x 1.87m)

Downstairs Wc

Kitchen/Diner/Family Room
20' 0" x 12' 10" (6.10m x 3.90m)

Landing

Lounge
12' 10" x 11' 11" (3.90m x 3.62m)

Bedroom One
12' 10" x 9' 11" (3.90m x 3.03m)

Landing

Bedroom Two
12' 10" x 11' 6" (3.90m x 3.50m)

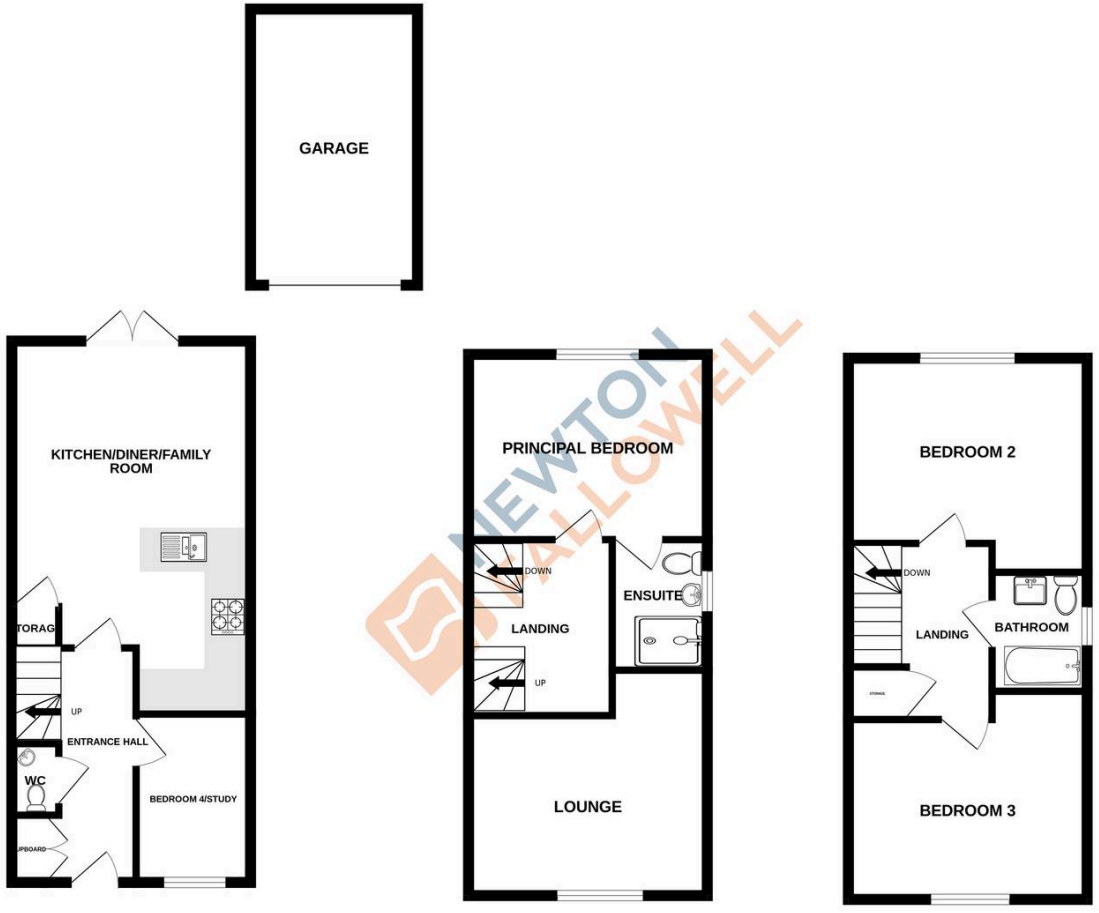
Bedroom Three
12' 10" x 11' 0" (3.90m x 3.35m)

Garage

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.

2ND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Bourne

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