



5 Mercia Gardens, Bourne
£275,000

 **NEWTON FALLOWELL**

5 Mercia Gardens

Bourne

Situated within a quiet cul-de-sac close to the centre of Bourne, this well-proportioned three-bedroom semi-detached home offers excellent accommodation for families, first-time buyers or those looking to be conveniently positioned for local amenities and schooling.

The property is offered for sale with NO ONWARD CHAIN and has been thoughtfully extended to the rear, creating additional living space in the form of a separate dining room and utility room.

The accommodation comprises an entrance hall with stairs rising to the first floor, a useful ground floor WC, a spacious lounge, and a well-equipped kitchen breakfast room. To the rear of the property, the extension provides a separate dining room, ideal for family meals and entertaining, together with a practical utility room.

Upstairs, there are three double bedrooms, including two particularly well-proportioned rooms, together with a family bathroom and landing area.

Externally, the property benefits from its cul-de-sac position and also includes a garage, providing useful storage or parking facilities.

The location is particularly convenient, being within walking distance of Bourne town centre, offering a range of shops, cafés, restaurants and everyday amenities. There is also excellent access to local primary and secondary education, making the property well suited to families.





Entrance Hall

5' 10" x 11' 2" (1.79m x 3.41m)

Lounge

18' 11" x 11' 0" (5.76m x 3.35m)

Dining Room

9' 11" x 10' 1" (3.02m x 3.07m)

Kitchen Breakfast Room

12' 8" x 11' 2" (3.86m x 3.41m)

Utility Room

9' 11" x 7' 0" (3.02m x 2.13m)

Downstairs Wc

4' 2" x 6' 5" (1.28m x 1.95m)

Landing

Bedroom One

11' 10" x 11' 3" (3.60m x 3.42m)

Bedroom Two

8' 9" x 11' 2" (2.67m x 3.41m)

Bedroom Three

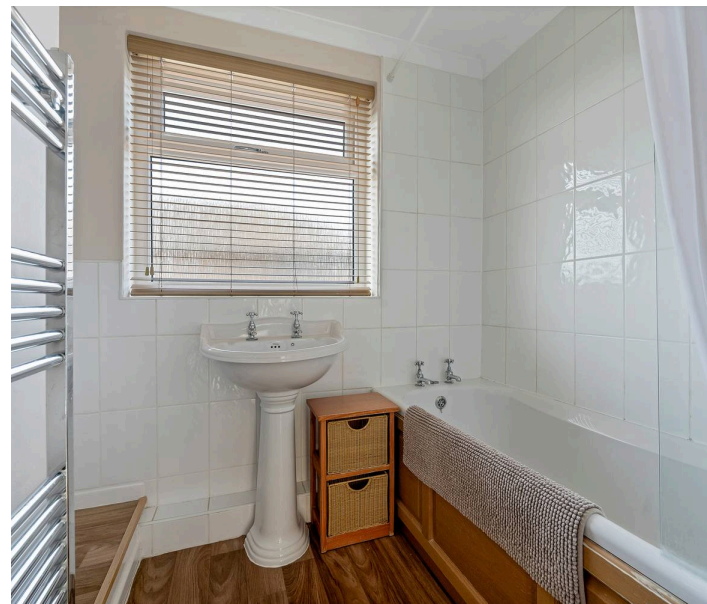
6' 8" x 11' 3" (2.02m x 3.42m)

Bathroom

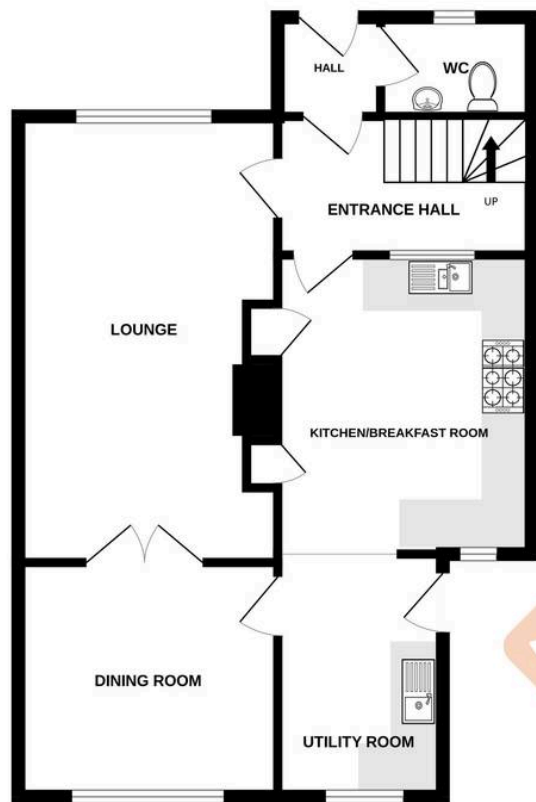
9' 3" x 8' 1" (2.82m x 2.46m)

Garage

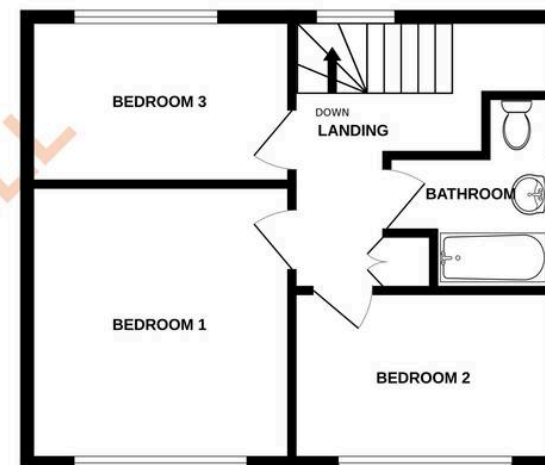
22' 8" x 8' 10" (6.90m x 2.70m)



GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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