

Awaiting Professional Images - Viewings Available Now !



Lingfield Park, BOURNE
£279,000 **Freehold**

QUENTIN
MARKS



Key Features



- 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 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.

Measurements

Living Room - 3.71m x 3.42m

Kitchen / Living / Dining - 5.62m x 4.48m max

Utility Room - 1.78m x 1.67m

Bedroom 1 - 3.45m x 3.17m

Bedroom 2 - 3.28m x 2.82m

Bedroom 3 - 2.75m x 2.71m

To view this property call Quentin Marks on:

01778 391600

Selling your property?

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

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 sales@quentinmarks.co.uk

 www.quentinmarks.co.uk



SCAN FOR MORE
INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100666 - 0001