

31 Wherrys Lane, Bourne

£150,000

NEWTON FALLOWELL

31 Wherrys Lane

Bourne

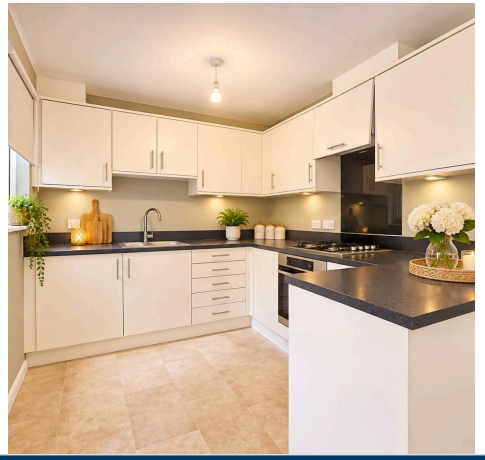
Offered for sale with NO ONWARD CHAIN, a rare and exciting opportunity to acquire one of Bourne's largest modern duplex maisonettes, extending to an impressive 861 sq ft and offering exceptionally spacious and versatile accommodation arranged over two floors. Perfect for those seeking the generous proportions of a traditional house without the associated maintenance, this beautifully presented home combines contemporary styling with a highly convenient town centre location.

The property features two well-proportioned double bedrooms, a superb open-plan living and dining area that is ideal for both everyday living and entertaining, and a stylish, modern fitted kitchen finished to a high standard. Two Juliette balconies allow an abundance of natural light to flood the living spaces, while residents also benefit from access to a private communal roof terrace, providing an attractive outdoor space in which to relax and unwind.

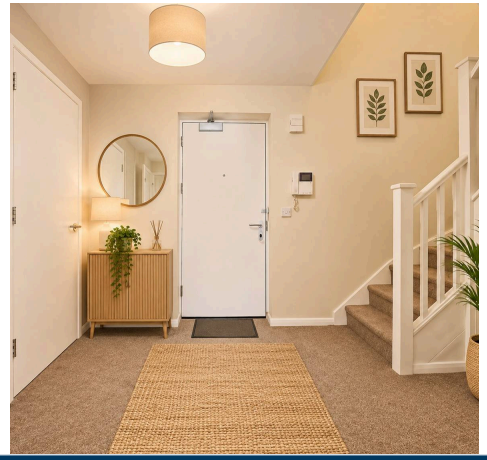
Situated in the very heart of Bourne, the property enjoys immediate access to a wide range of local amenities, shops, cafés and transport links. Further benefits include convenient free 24-hour parking adjacent to the development, a long lease, annual ground rent of just £125P/A, and the considerable advantage of being offered to the market with no onward chain.

Whether you are a first-time buyer, an investor looking to expand your portfolio, a professional seeking a stylish and low-maintenance home, or someone wishing to downsize without compromising on space, this exceptional property represents an outstanding opportunity.

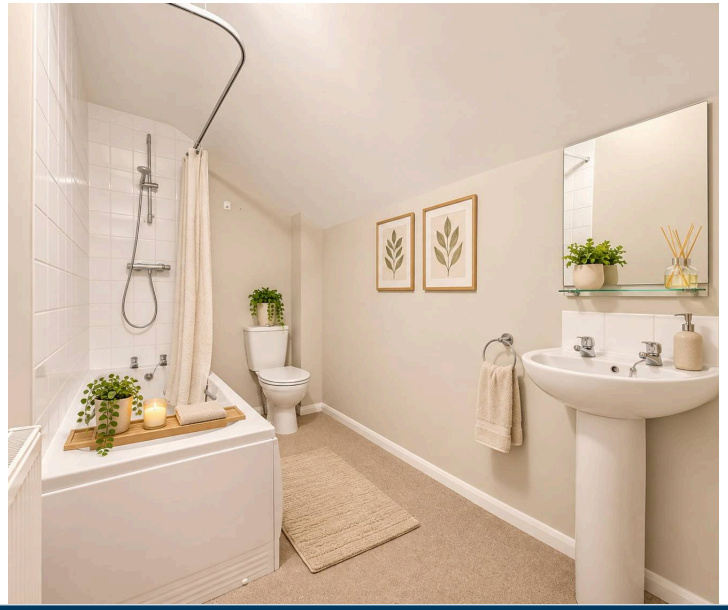














Entrance Hall
13' 0" x 7' 0" (3.95m x 2.14m)

Lounge Diner
19' 3" x 13' 0" (5.87m x 3.95m)

Kitchen
8' 8" x 8' 1" (2.63m x 2.46m)

WC
5' 7" x 3' 5" (1.69m x 1.04m)

Storage
5' 7" x 3' 5" (1.69m x 1.04m)

Bedroom One
12' 11" x 10' 9" (3.94m x 3.28m)

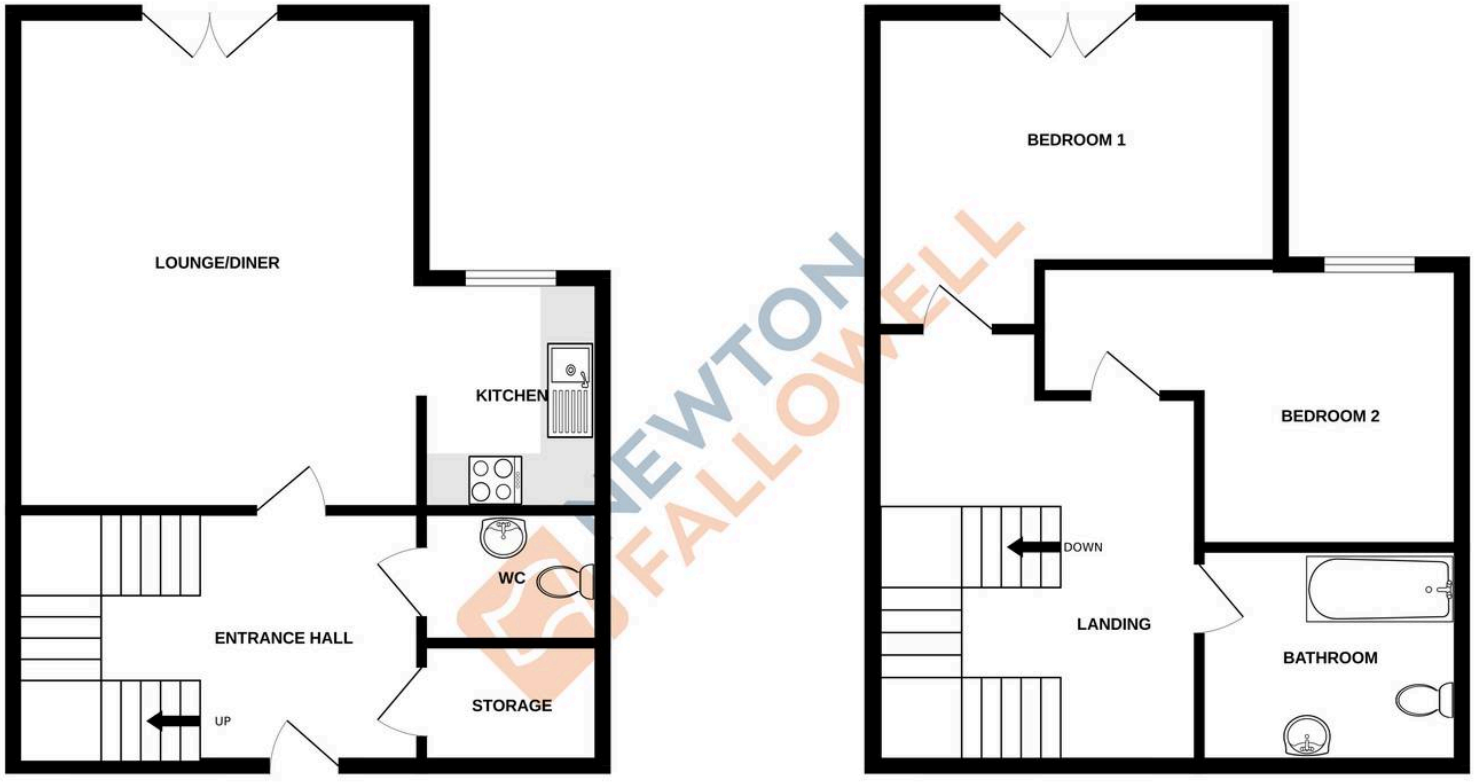
Bedroom Two
15' 7" x 9' 7" (4.75m x 2.93m)

Bathroom
9' 9" x 5' 7" (2.96m x 1.69m)

Agent note
Some images have been enhanced via AI which differ to the property which is vacant. These enhancements include staged furniture and colour schemes.

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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