

Eckfords Property Scene  
29, West Street, Bourne, Lincolnshire, PE10 9NB  
E: sales@eckfords.co.uk  
@: www.eckfords.co.uk  
T: 01778 426215



Plot 2 Rear 38 Abbey Road, BOURNE PE10 9EP

£340,000 - Freehold

### Property Summary

BRAND NEW THREE BED DETACHED BUNGALOW.

A rare and exciting opportunity to purchase a brand new three bed architect designed bungalow situated close to Bourne town centre. This property is located in a popular residential location with just one other bungalow. It benefits from spacious accommodation and lovely views at the rear over looking Abbey Lawns.

### Features

- Detached Bungalow
- Open Plan Living Accommodation
- Utility Room
- Three Bedrooms
- Bathroom
- Views at Rear Across Abbey Lawns
- Off Road Parking
- Viewing Highly Recommended



## Room Descriptions

### AGENTS NOTES

This bungalow is traditionally constructed with block and plaster walls minimising internal transmitted noise and includes many features to ensure minimal external maintenance. The rear aspect of the bungalow is another lovely feature backing onto Abbey Lawns.

## Ground Floor

### Entrance Hallway

The front door opens into nice size Entrance hallway with a separate cloak/shower room off.

### Living Kitchen/Lounge

23' max x 15' 6" max (7.01m x 4.72m) In L-Shape. A fabulous open plan living area with a modern fitted kitchen open through to large lounge with patio doors opening to the rear.

### Cloakroom

Low level WC, wash hand basin.

### Utility Room

5' 3" x 9' 2" (1.60m x 2.79m)

### Bedroom 1

13' 1" x 11' 6" (3.99m x 3.51m)

### Bedroom 2

9' 7" x 11' 4" (2.92m x 3.45m)

### Bedroom 3

9' 8" x 7' 3" (2.95m x 2.21m)

### Bathroom

6' 2" x 9' 2" (1.88m x 2.79m)

## Externally

### Garden

The front of this property benefits from two off road parking spaces. The rear garden will be laid to turf.

### EPC

A SAP will be available on completion.

