



PLOT 3, MAYS WHART, EASTGATE, BOURNE, PE10 9JY  
**£285,000 FREEHOLD**

**Winkworth**





**PHASE 1 RELEASE!** Winkworth are delighted to bring to the market this brand new development of 11 bespoke Architect designed townhouses located in the market town of Bourne with river views. Finished to an extremely high standard boasting quality designer kitchens with a choice of finishes subject to build program, Juliet and inset balconies with views over the river, gas central heating to radiators, high performance spec glazing and the opportunity to customise your home with the choice of floor coverings, wall tiled, paint colours and the help of a professional interior designer to design your own decor.

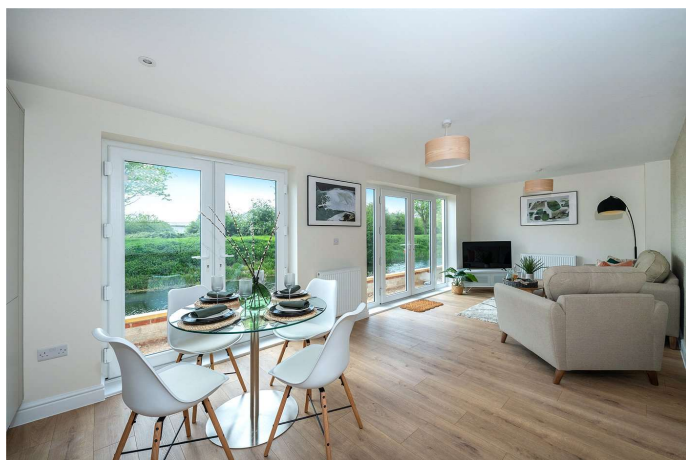
Plot 3 is a bright and spacious for bedroom town house set over three floors with entrance hall, downstairs cloakroom, spacious open plan living room/kitchen/dining room with doors onto the patio and separate utility room to the front. On the first floor there are three double bedrooms and a family bathroom and on the top floor a fantastic master bedroom with Juliet balcony and en-suite shower room.

The development is being built by renowned builders St Raymond Construction and please see the below link to visit their website

<https://straymondconstruction.com>

#### Key Features

- Excellent SAP energy ratings (86b)
- Large bedrooms with balconies over the river
- Facility for electric car charger ports.
- Fibre optic connection through BT.
- Individual offset parking
- Juliet balconies and inset balconies with river views
- High spec bathrooms with designer tiles and vanity units.
- Each house with a garden patio and river view.
- Opportunity to customise your home with choice of floor coverings, wall tiles, paint colours plus Interior designer to help you design your own decor.
- Large bedrooms with balconies over the river



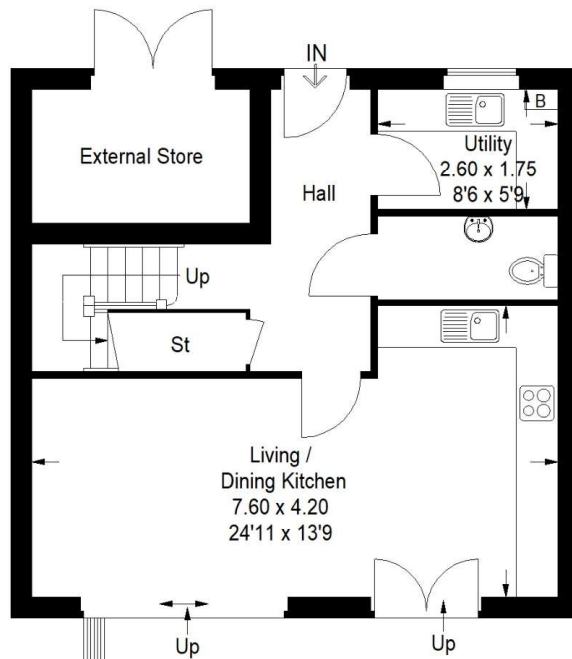




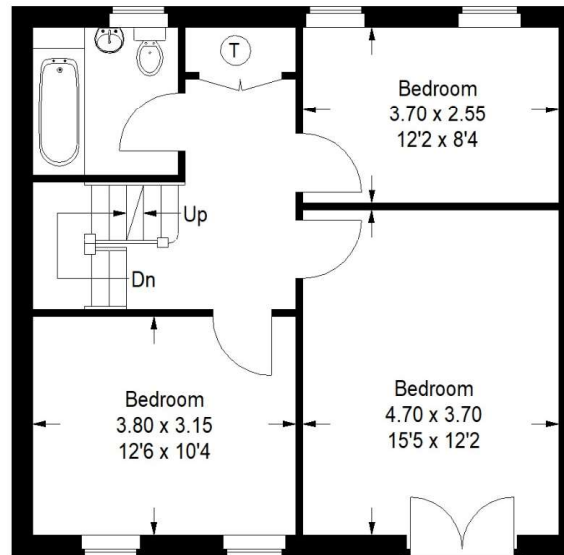


## Eastgate Unit 3

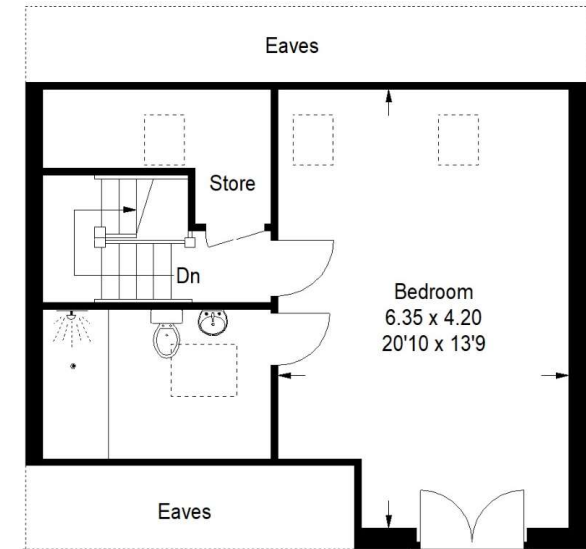
Approximate Gross Internal Area  
 Ground Floor = 49.2 sq m / 529 sq ft  
 First Floor = 56.2 sq m / 605 sq ft  
 Second Floor (Excluding Eaves) = 44.0 sq m / 474 sq ft  
 External Store = 6.5 sq m / 70 sq ft  
 Total = 155.9 sq m / 1678 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.