



PLOT 1, MAYS WHARF, EASTGATE, BOURNE, PE10 9JY
£265,000 FREEHOLD





EASTGATE, BOURNE, LINCOLNSHIRE, PE10 9JY

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 1 is set over three floors with entrance hall, garden room, bedroom and shower room on the ground floor, the first floor offers a bright and spacious open plan kitchen/living with Juliet balcony room plus a family bathroom and on the second floor two bedrooms with Juliet balcony and shower room.

Key Features

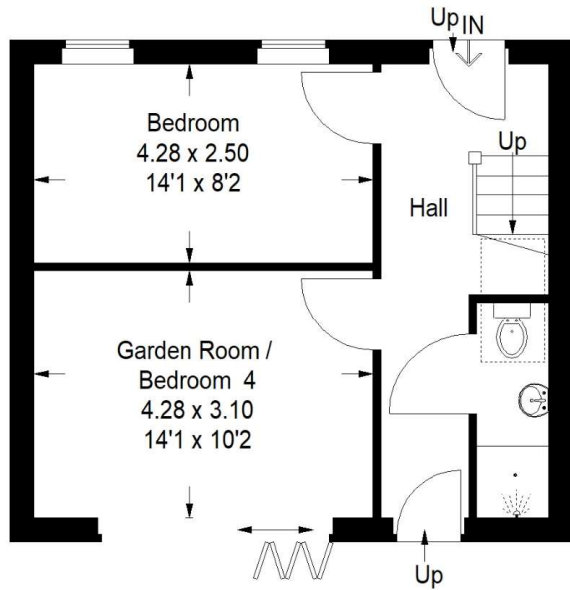
- Excellent SAP energy ratings (86b)
- Large bedrooms with balconies over the river
- Facility for electric charger car charger ports.
- Fibre optic connection through BT.
- Individual offset parking
- Juliet balconies and inset balconies with river views
- High spec bathrooms with designer tiles and 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





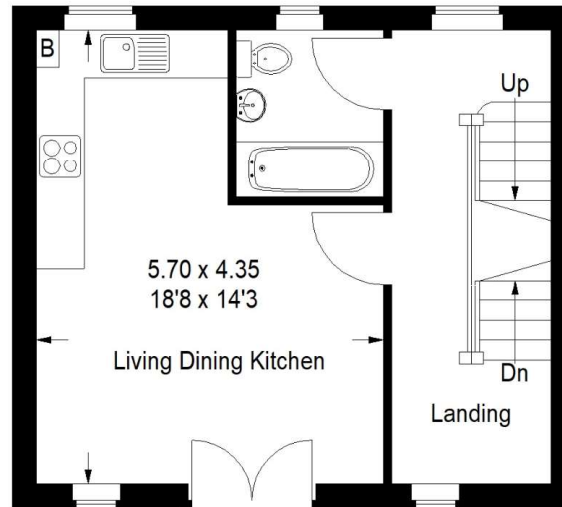
Eastgate Unit 1

Approximate Gross Internal Area
 Ground Floor = 37.7 sq m / 406 sq ft
 First Floor = 37.1 sq m / 399 sq ft
 Second Floor = 32.3 sq m / 348 sq ft
 Total = 107.1 sq m / 1153 sq ft

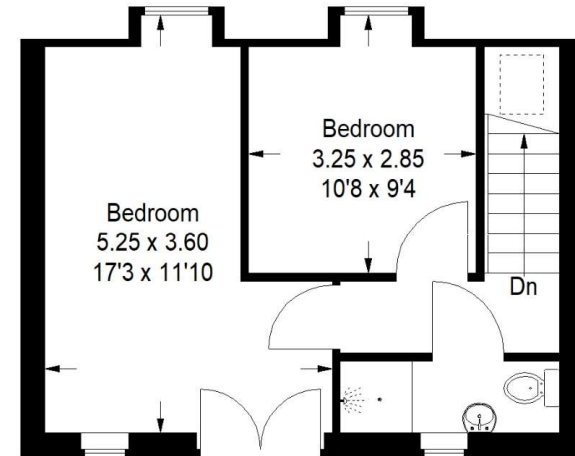


Patio Garden

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.