



Front Elevation



Side Elevation



Back Elevation



Side Elevation

**75 West Road, Bourne, Lincolnshire PE10 9PU**

**£720,000**



\*\*\* BRAND NEW FAMILY HOME \*\*\* Currently under constructions this family detached homes is set over three floors and comprises of Open plan Kitchen/Dining Room, Snug, Lounge and Home Office to the ground floor. Five bedrooms two with en-suite to the first floor and a further bedroom and en-suite to the top floor. Viewing is a must to appreciate the accommodation on offer. Choice of fittings for an early reservation.

#### ENTRANCE HALL

Front door to entrance hall, doors to WC, store cupboard, Lounge. Double doors leading to kitchen/Snug/Dining Room. Door to Home Office.

#### WC

Two piece suite comprising low level WC and wash hand basin

#### LOUNGE

Bay window to front aspect, Radiator, Tv point.

#### OPEN PLAN KITCHEN/DINING/SNUG

Open plan room

Kitchen  
A range of modern wall and base units with worktops over, Central island with breakfast bar, range of fitted appliances, window to side aspect.

Dining Area  
Window to side aspect, Bifold doors to the rear.

Snug Area  
Window to rear aspect.

#### UTILITY ROOM

Fitted with a range of base units with worktops over, space for washing machine and tumble dryer. Window and door to side aspect.

#### HOME OFFICE

Window to rear aspect, door to side aspect, door leading to WC

#### WC

Comprising of two piece suite low level WC and wash hand basin. Window to side aspect.

#### BEDROOM ONE

Window to front aspect

#### EN-SUITE

Comprising of a three piece suite, low level WC, Wash hand basin and shower cubicle.

#### BEDROOM TWO

Window to rear aspect

#### EN-SUITE

Comprising of a three piece suite, low level WC, wash hand basin and shower cubicle.  
Window to rear aspect.

#### BEDROOM THREE

Window to rear aspect

#### BEDROOM FOUR

Window to front aspect

#### BEDROOM FIVE

Window to front aspect

#### FAMILY BATHROOM

Comprising of a shower cubicle, panelled bath, low level WC and his and hers wash hand basins. Window to side aspect.

#### BEDROOM SIX

Velux windows to rear aspect, walking in wardrobes and door to en-suite.

#### EN-SUITE

Comprising of a panelled bath, low level WC and wash hand basin. Velux window to rear aspect.

#### OUTSIDE

To the front of the property is a driveway leading to a single integral garage. The rear garden is enclosed with gated access and laid to lawn with patio area.

#### AGENTS NOTE

These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale.