



Wherrys Lane,
Bourne, Lincolnshire, PE10 9HQ

NEWTONFALLOWELL 

**Wherrys Lane,
Bourne, Lincolnshire, PE10 9HQ
£675 PCM**

**** AVAILABLE MID JUNE WITH NIL DEPOSIT ****

Situated in the heart of Bourne is this modern TWO bed Maisonette.

The property boasts two double bedrooms, a large open kitchen living area, WC and a well-presented three piece family bathroom. The property also benefits from an allocated parking space.

Call Newton Fallowell on 01778 422567 for further information.



Entrance Hall

6'00 x 17'00 at max (1.83m x 5.18m at max)

With laminate flooring, video intercom system and telephone point.

Kitchen

A full fitted kitchen with wall and base units with worktop over. Built in oven and four ring hob, stainless steel sink with drainer. Also Built in Washer/Dryer and Integral Fridge.

Living Area

15'04 x 19'10 (4.67m x 6.05m)

This open plan room has laminate flooring thought, zoned heating control (Nest), Upvc window to the front, TV & telephone points.

WC

White two piece suite with laminate flooring.

Bedroom Two

8'11 x 11'09 (2.72m x 3.58m)

Double bedroom with large storage cupboard and Upvc window to the rear. TV point.

Bedroom One

15'05 x 10'00 at min + opening for french doors
(4.70m x 3.05m at min + opening for french doors)

A good size bedroom with separate heating controls, doors out to the balcony, TV & Telephone points.

First Floor Landing

Upvc window to rear, doors to bedroom one, bathroom & large storage/drying area (9'00 x 5'10).

Bathroom

11'00 x 6'06 (3.35m x 1.98m)

A white three piece suite with vinyl flooring and airing cupboard.

Allocated Parking

Communal Storage

On entering the ground floor lobby there is a communal storage area shared between three apartments. Ideal for push bikes etc...



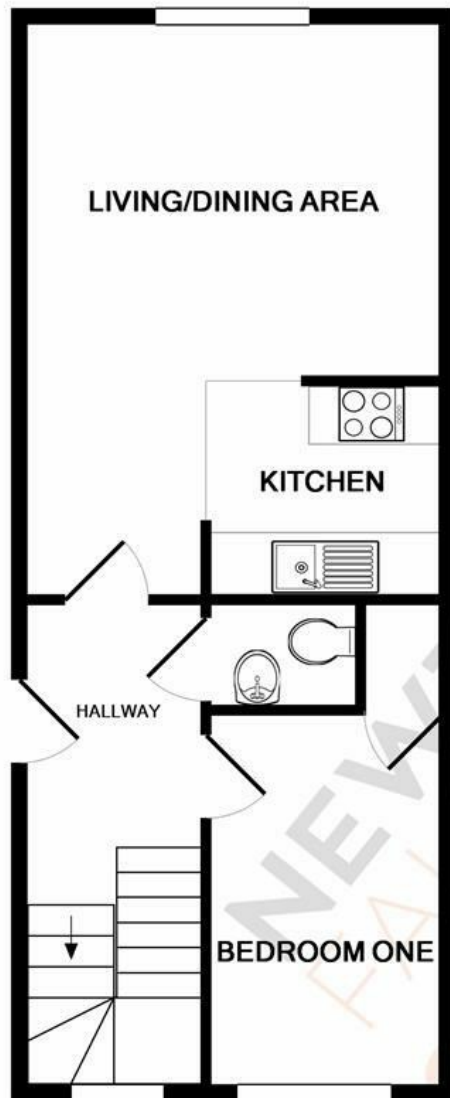
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Current	Potential	Current	Potential		
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	90	90	90	90
A	A	82 plus	B	82 plus	B
B	B	81-81	C	81-81	C
C	C	80-80	D	80-80	D
D	D	79-79	E	79-79	E
E	E	78-78	F	78-78	F
F	F	77-77	G	77-77	G
G	G	76-76			
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions				
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC		

AGENTS NOTE – DRAFT PARTICULARS:

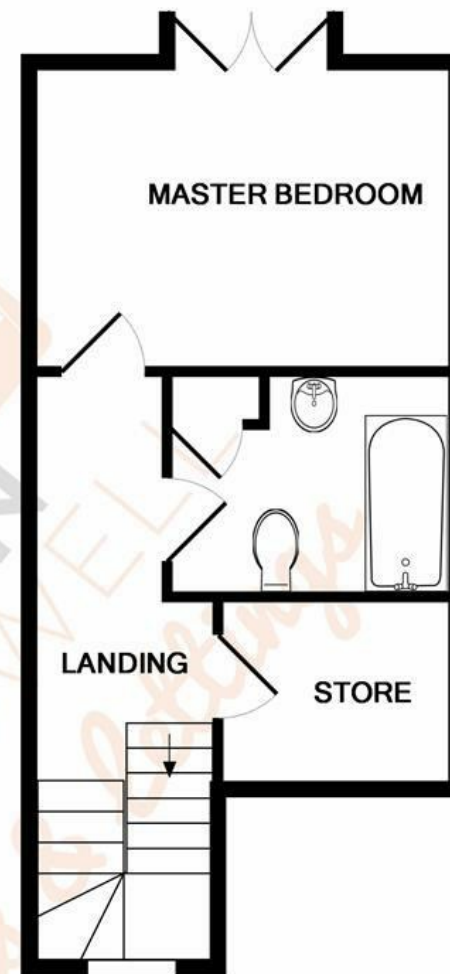
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GROUND FLOOR



1ST FLOOR

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