



## Brooklands Way Bourne, PE10 9GW

Situated in a popular modern development this mid terrace 3 bedroom house really is ideally positioned just a short walk from Bourne Town Centre and the nearby schools. This popular design includes an open plan kitchen/diner, generous lounge and a downstairs cloakroom on the ground floor whilst upstairs are 3 bedrooms, one with an Ensuite shower, and family bathroom. Outside there is a fully enclosed rear garden and two tandem allocated parking spaces to one side.

**£995 PCM**

# Brooklands Way

Bourne, PE10 9GW



- Modern 3 Bed Semi Detached
- Close to nearby Schools and Town centre
- Master Bedroom with Ensuite Shower
- Downstairs Cloakroom
- EPC Rating B
- Please refer to attached Key Facts for Tenants for Material Information disclosures
- Open Plan Kitchen/Diner
- Enclosed Rear Garden with Seating and Shed
- \*\*\*Please note: The photographs shown were taken in 2024. The lounge flooring has since been updated and now features a grey carpet. Updated photographs will be provided shortly.

Entrance Hall

Bedroom 1

Living Room

9'9" x 11'5" (2.99 x 3.49)

11'6" x 17'9" (3.52 x 5.42)

Ensuite Shower Room

Kitchen/Diner

Bedroom 2

15'3" x 10'7" (4.65 x 3.23)

8'2" x 9'10" (2.5 x 3.02)

Cloakroom

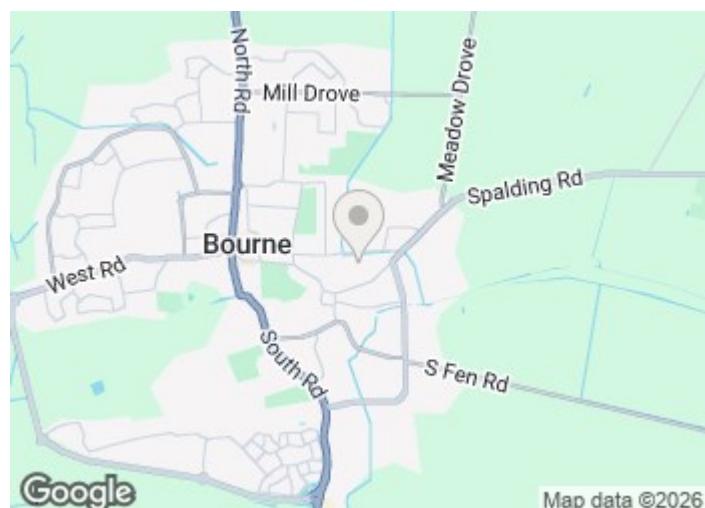
Bedroom 3

First Floor Landing

6'8" x 8'5" max (2.05 x 2.59 max)

Family Bathroom

8'2" x 6'2" max (2.5 x 1.9 max)

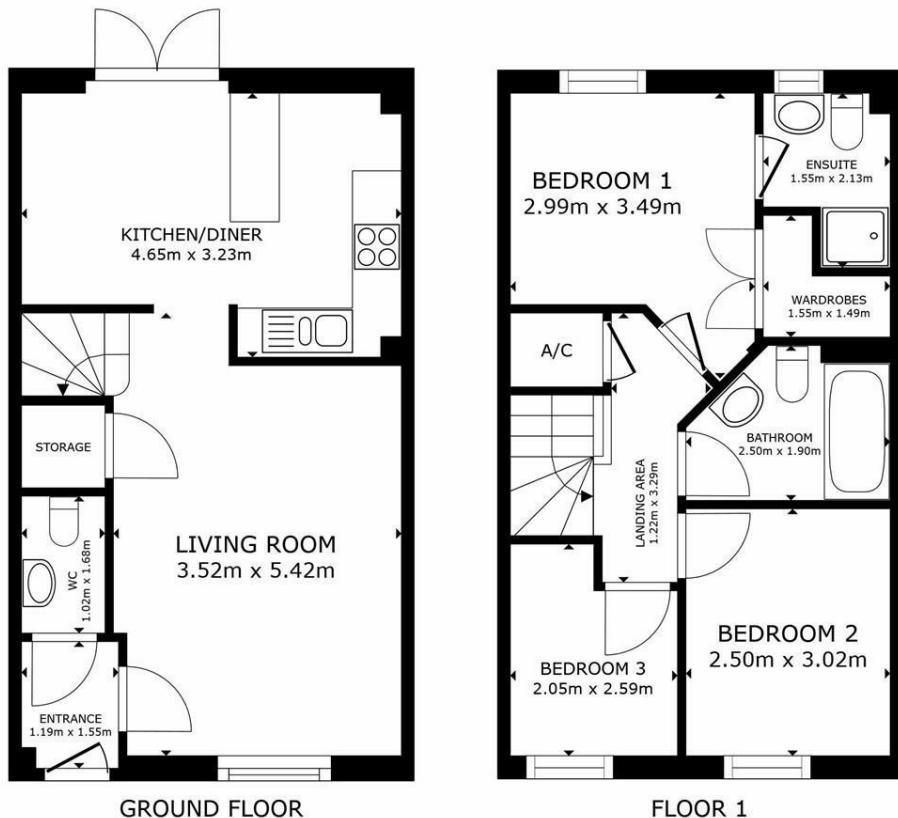


## Directions

Please use postcode PE9 4RF for sat-nav assistance



## Floor Plan



GROSS INTERNAL AREA  
 GROUND FLOOR 38.3 m<sup>2</sup> FLOOR 1 37.6 m<sup>2</sup>  
 TOTAL : 76.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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