

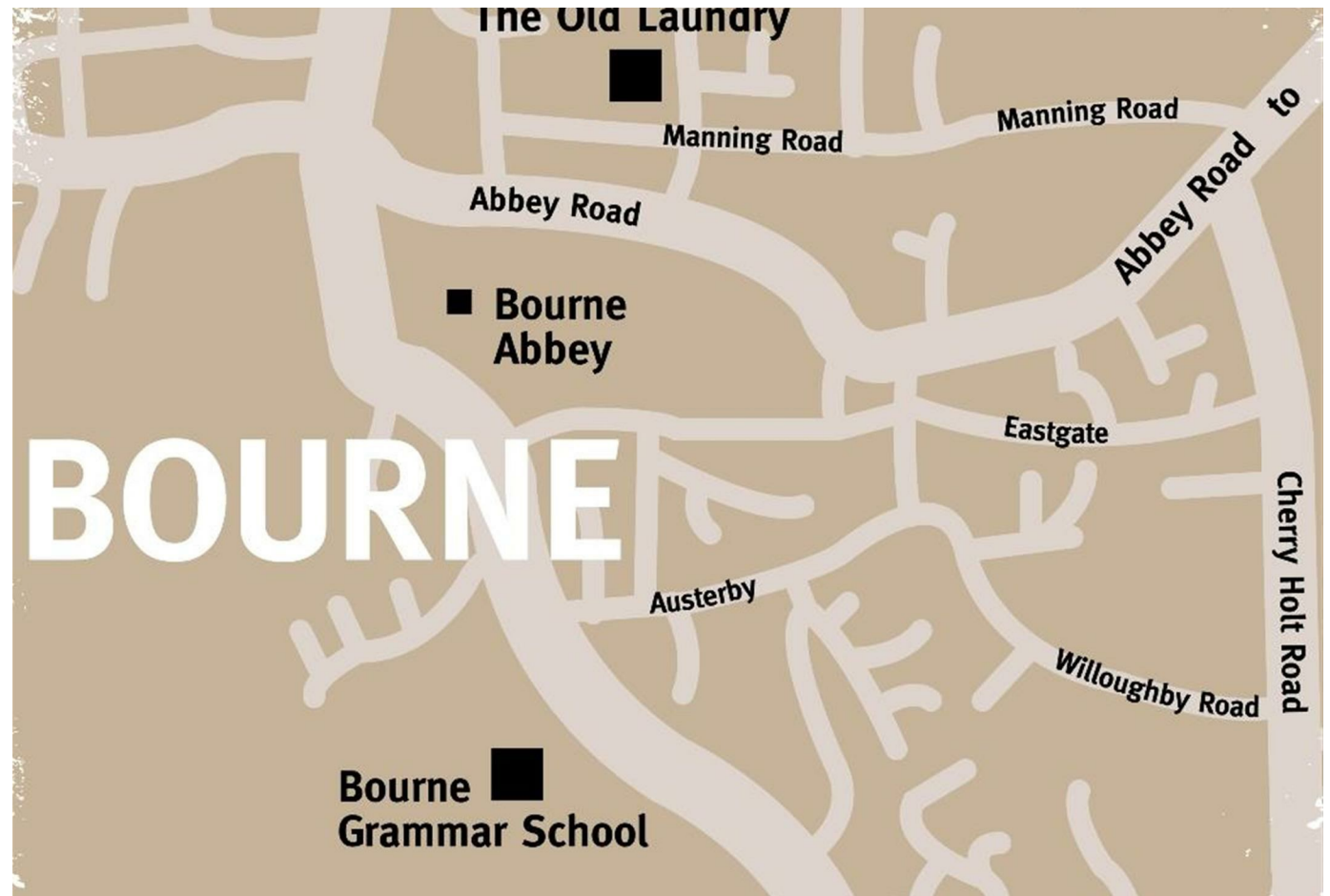


Manning Road,
Bourne, Lincolnshire, PE10 9GQ

NEWTONFALLOWELL 

**Manning Road,
Bourne, Lincolnshire, PE10 9GQ
£550 PCM**

Brand new top floor two bedroom apartment located close to Bourne town centre with the added benefit of a single garage and parking space. 'Juliet' style balcony, Upvc double glazing, unfurnished and available 1st September 2011. The accommodation in brief comprises: Ground Floor Communal Entrance And Stairwell, Hallway, Kitchen / Breakfast Area, Living Area, Bathroom, Two Bedrooms, Parking Space, Single Garage.



THE OLD LAUNDRY

1 BEDROOM HOMES Taunton Plot 42 and 47 2 BEDROOM FLATS Canterbury Plots 14-18 2 BEDROOM HOMES Aintree Plots 31 and 33 Ayr Plots 27, 34 and 41 Rasen Plot 19	3 BEDROOM HOMES Ellis Plots 32 and 43 Windsor Plots 24, 25, 35, 36, 37, 38, 39 and 40 Carlisle Plot 30, 44 Wincanton Plots 26, 29, 45 and 46 Newbury Plot 28	AFFORDABLE HOUSING Various plots 1, 2, 3-7, 8-13, 20 and 21
--	---	--



LARKFLEET HOMES - THE OLD LAUNDRY

The Old Laundry is a development of quality homes situated in the attractive Lincolnshire market town of Bourne. A selection of 1, 2 and 3 bedroom homes are available, all have been thoughtfully designed to offer the ultimate in modern living for homeowners today.

The Old Laundry is located on the grounds of the old Bourne cleaning factory, this central location gives the town centre and many essential amenities all within a short walk.

Bourne is a thriving town with a range of high street shops and individual family businesses, with a traditional market currently held every Wednesday and Saturday. The town has a good variety of pubs and restaurants, which appeal to all ages and food tastes. A library can be found close to the Elizabethan mansion of Red hall and the beautiful 12th century Abby. The Bourne Leisure Centre provides an indoor swimming pool with a wide variety of sports facilities. For the less active, The Corn Exchange hosts a diverse range of arts and theatre events.

There is a wide range of excellent schools, including the prestigious Bourne Grammar school. For infant and primary level, there is Abbey primary school or Westfield primary school and the Robert Manning Technology College which is located within the town centre, which provides further secondary education.

Surrounded by both attractive rolling hills, flat fertile fenland and the renowned Bourne Woods, Bourne is ideal for energetic cyclists and walkers. You will also find fishing, tennis, bowls and not forgetting golf, all within a 10 mile radius of Bourne.

One of England's most beautiful towns, Stamford, is only 12 miles away, it boasts many cultural events including the Toilethorpe outdoor Shakespeare theatre as well as the picturesque Burghley House.

Peterborough is 16 miles south east of Bourne, where you will find the historic 12th century cathedral and Queensgate, the impressive indoor shopping centre, home to many high street store, with other smaller shopping malls and arcades housing individual shops and cafés.

"The Canterbury"

The Canterbury is a two bedroom apartment with living / dining room, bathroom and Upvc double glazing. Further benefits include gas central heating, parking space and single garage.

Living / Dining Room

17'2" x 13'8" (5.23 x 4.17)

Master Bedroom

13'2" x 8'8" (4.01 x 2.64)

Bedroom Two

8'9" x 8'5" (2.67 x 2.57)

Photograph Disclaimer

Please note that the internal photographs used within these sales particulars are for illustration purposes only and represent typical Larkfleet Homes interiors. The external artist impressions are also for illustration purposes only and maybe subject to change.

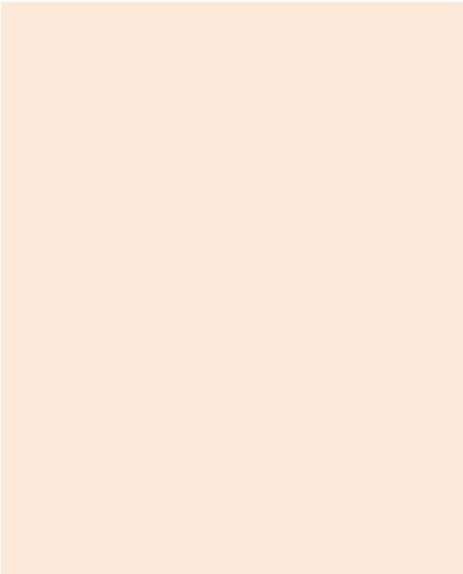


AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



NEWTON
FALLOWELL

t: 01778422567
e: bourne@newtonfallowell.co.uk
www.newtonfallowell.co.uk

