



## 27a Edenham Road, Hanthorpe

£340,000 Freehold



Offered for sale with no onward chain, providing a smooth and hassle-free purchase opportunity. • Attractive non-estate village location offering a quieter setting with a strong sense of community. • Offering an internal floor area of approximately 993 sq ft, the property provides generous and well-balanced accommodation ideal for modern family living. • Kitchen/breakfast room offering excellent storage, complemented by a spacious lounge/diner with an attractive focal-point fireplace. • Three well-proportioned double bedrooms, including a second bedroom featuring a built-in storage cupboard for added convenience. • Inner hallway with space for a desk, ideal for a small home-working or study area. • Convenient Shower Room/Laundry Room paired with a Spacious Main Bathroom, offering excellent practicality and comfort for busy households. • Replacement gas boiler installed in February 2021 and serviced annually. • Single garage measuring 17'5" x 9'10", complemented by a generous driveway providing parking for 4-5 vehicles. • Well-maintained enclosed wrap around garden featuring a lawn, deck area and a paved patio ideal for outdoor dining and relaxation. • Approximately 2.8 miles from Bourne Town Centre, offering easy access to local shops, schools and amenities.



Approximate total area<sup>(1)</sup>  
1394 ft<sup>2</sup>  
129.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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