



**Charles Close,**  
Bourne, Lincolnshire, PE10 9DY

**NEWTON**FALLOWELL 

**Charles Close,  
Bourne, Lincolnshire, PE10 9DY  
£205,000 Leasehold**

**\*\*\*NO FORWARD CHAIN\*\*\***

Situated within an exclusive over 55's development, just a short walk from the centre of Bourne, sits this spacious two-bedroom chalet bungalow. The property boasts a modern fitted kitchen, generous lounge diner, downstairs shower room, two DOUBLE bedrooms, and an en-suite to the main bedroom. The property also benefits from its allocated off-road parking, single garage and beautifully presented communal gardens.

On entering the property, you are initially met by a long entrance hall, containing access into a modern downstairs shower room. Opposite the hallway is the kitchen, enjoying an array of integrated appliances and an abundance of worktop space. To the rear of the property is a generous lounge diner, containing french doors leading you out onto the stunning communal gardens. The downstairs layout is complete with a spacious double bedroom, which the current owners use as a formal dining room. To the first floor, the landing shows you into an impressive double bedroom, boasting fitted wardrobes, drawers, and an en-suite bathroom.

Outside the front of the property, allocated off-road parking is found. The property also benefits from a single garage. To the rear is the beautifully presented communal garden, which enjoy multiple seating areas. Residents of The Croft have access to the superbly refurbished Manor House which hosts a variety of activities for residents to enjoy and free usage of Laundry facilities. The Croft is ideally located within walking distance of the Town Centre, Bus Stop and Doctors Surgery. Guest Suite available for visitors.



**Entrance Hall**

**Kitchen**

10'4 x 8'9 (3.15m x 2.67m)

**Lounge / Diner**

16'4 x 10'1 (4.98m x 3.07m)

**Shower Room**

7'3 x 5'10 (2.21m x 1.78m)

**Bedroom One**

21'7 x 9'6 (6.58m x 2.90m)

**En-Suite**

9'5 x 8'3 (2.87m x 2.51m)

**Bedroom Two**

9'6 x 9'4 (2.90m x 2.84m)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(85-91) <b>B</b>		(85-91) <b>B</b>	
(79-84) <b>C</b>		(79-84) <b>C</b>	
(73-78) <b>D</b>		(73-78) <b>D</b>	
(67-72) <b>E</b>		(67-72) <b>E</b>	
(62-66) <b>F</b>		(62-66) <b>F</b>	
(55-61) <b>G</b>		(55-61) <b>G</b>	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**AGENTS NOTE – DRAFT PARTICULARS:**

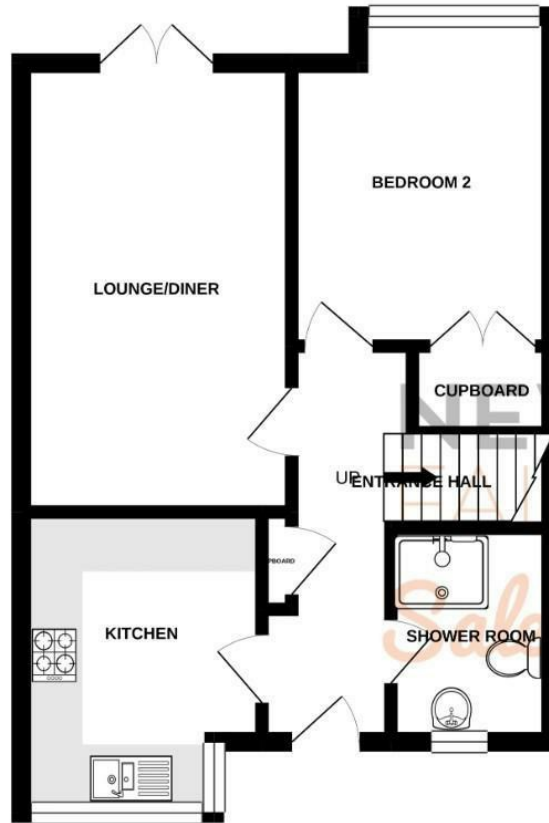
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**GROUND FLOOR**  
507 sq.ft. (47.1 sq.m.) approx.



**1ST FLOOR**  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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