



41 Beech Avenue, Bourne, PE10 9RR

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Ideal Location with Garden Backing onto Bourne Woods
- Four Bedroom Detached Property
- Highly Desirable Location
- Generous Off-Street Parking with Single Garage
- Large Downstairs Accommodation
- Extensive Plot with the Potential to Extend
- Council Tax Band - D

£450,000





NO ONWARD CHAIN

Newton Fallowell are delighted to offer this stunning family home with an extensive rear garden backing onto Bourne Woods. This property offers great downstairs accommodation with multiple reception rooms.

You are greeted with a large entrance hall providing access to all the downstairs reception rooms plus a downstairs WC. The lounge offers a great space to entertain friends and family and benefits from a large double glazed bay window and an electric fireplace. The dining room benefits from large French door providing light and access to the outside patio area. The downstairs space is completed by a well presented kitchen benefitting from a range of integrated appliances.

To the first floor offers four generous sized bedrooms with the master bedroom overlooking the stunning rear garden. The upstairs space is completed by a modern four piece family bathroom and an additional storage cupboard.

This property offers ample off road parking, a single attached garage which can be access front the rear garden. In addition this property offers a generous front garden which is mainly laid to lawn with mature borders. The extensive rear garden which is mainly laid to lawn, benefits from a timber outbuilding, which is an ideal home office. The garden backs onto the Bourne Woods providing stunning privacy and stunning views.



Lounge 5.42m x 3.56m (17'10" x 11'8")

Dining Room 3.11m x 3.61m (10'2" x 11'10")

Kitchen 3.52m x 4.45m (11'6" x 14'7")

WC 1.12m x 1.53m (3'8" x 5'0")

Porch 2.52m x 0.96m (8'4" x 3'1")

Bedroom One 4.01m x 3.57m (13'2" x 11'8")

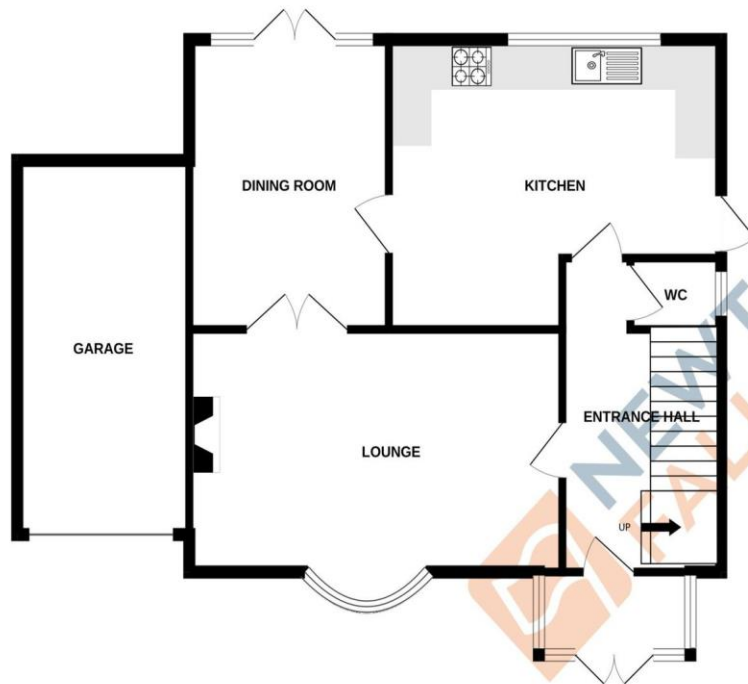
Bedroom Two 3.84m x 2.90m (12'7" x 9'6")

Bedroom Three 3.10m x 3.53m (10'2" x 11'7")

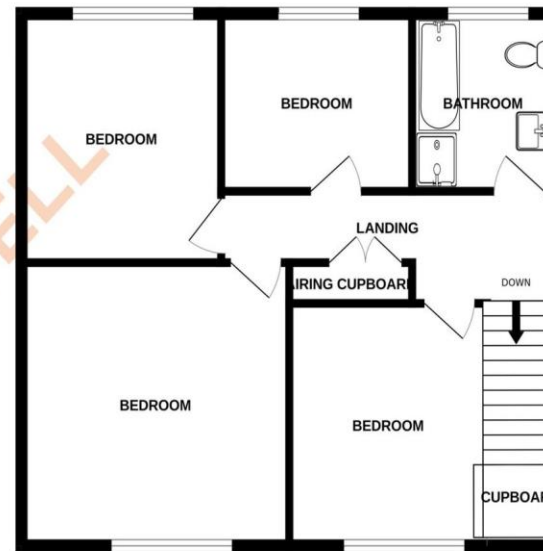
Bedroom Four 2.62m x 2.48m (8'7" x 8'1")

Family Bathroom 2.04m x 2.76m (6'8" x 9'1")

GROUND FLOOR



1ST FLOOR



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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COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 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 £200 if you use their services.

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