



4 Pinewood Close, Bourne, PE10 9RJ

 **NEWTON FALLOWELL**

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## Key Features

- NO ONWARD CHAIN
- Stunning Two Bedroom Detached Bungalow
- Private South Facing Garden
- Open Plan Kitching Diner
- Single Garage and Driveway
- Spacious Lounge With Bay Window
- Wrap Around Plot
- Council Tax Band - C
- EPC Rating – TBC
- Freehold

£260,000





\*No Onward Chain\*

Situated within walking distance to Bourne Town centre is this stunning two bedroom detached bungalow, benefitting from two spacious bedrooms and great living accommodation space plus a large, wrap around south facing rear garden.

As you enter the property you are greeted with an entrance hall providing access to all of downstairs reception rooms plus both of the double bedrooms. The bathroom benefits from a three piece suite that benefits from a large walk in electric shower.

This property offers a spacious kitchen diner that had been extended benefiting from large patio doors. The spacious lounge benefits from a large bay window overlooking the front garden.

This bungalow offers ample off-street parking is available by an asphalt driveway and a single integrated garage. This bungalow offers a great amount of outside space, with a large, wrap around south facing rear garden, which is mainly laid to lawn with a patio section.



Porch 0.85m x 0.70m (2'10" x 2'4")

Lounge 4.00m x 4.50m (13'1" x 14'10")

Kitchen 3.25m x 4.15m (10'8" x 13'7")

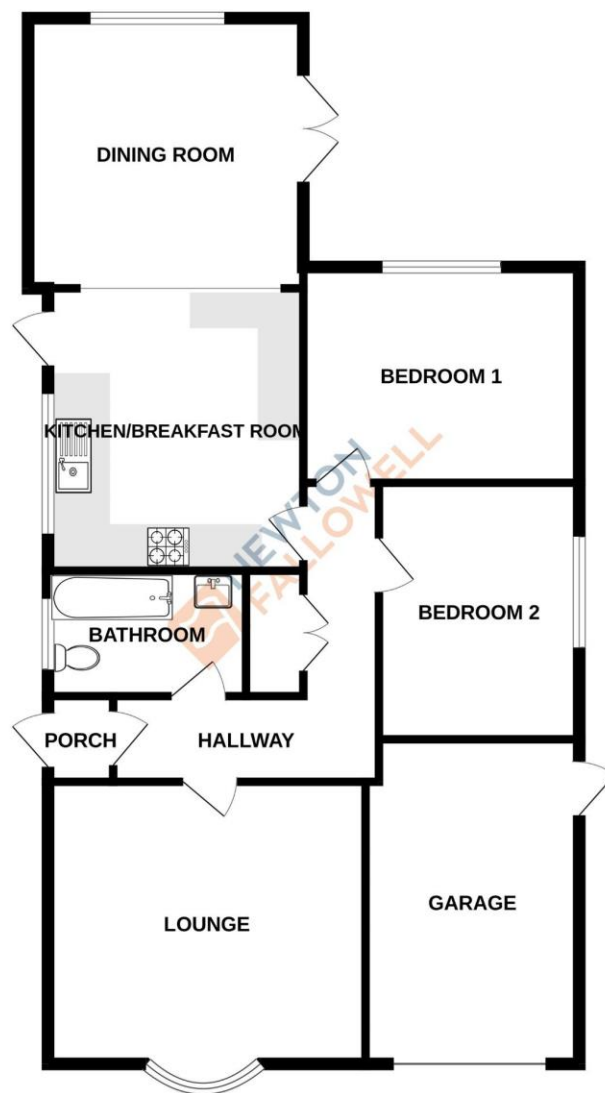
Dining Room 3.81m x 3.65m (12'6" x 12'0")

Bedroom One 3.92m x 3.02m (12'11" x 9'11")

Bedroom Two 3.23m x 2.85m (10'7" x 9'5")

Bathroom 2.84m x 1.56m (9'4" x 5'1")

GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: C

**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.