



14 Setts Green, Bourne, PE10 0FZ

 **NEWTON FALLOWELL**

5 4 2

## Key Features

- NO ONWARD CHAIN
- Ideal Location - Overlooking a Green
- Five Bedroom Town House
- Three En-Suite Bathrooms
- Oversized Double Garage
- Large Fully Enclosed Rear Garden
- Council Tax Band - E
- EPC Rating C
- Freehold

£395,000





**\*NO ONWARD CHAIN\*** This large three-storey home sits in a quiet cul-de-sac location opposite a conservation area on the popular Elsea Park development. With five bedrooms and three en-suites, the accommodation comprises a kitchen diner, two reception rooms. Outside it benefits from attractive gardens, private parking and a tandem double garage. It is offered to the market CHAIN FREE so viewing is highly recommended.

As you enter the property, you are greeted with a large entrance hall providing access to the downstairs reception rooms and a spacious WC. To the front of the property there is a spacious lounge benefitting from a large front aspect window allowing excellent natural light. To the rear of the property is an impressive open kitchen diner, enjoying an integrated fridge/freezer, microwave, oven, and hob. The downstairs space is completed with another reception room, currently being used as a dining room.

To the first floor, the landing space separates three double bedrooms, a modern four-piece family bathroom. The master bedroom also enjoys a well-presented en-suite shower room. The second floor is made up of two generous double bedrooms with the larger of the two offering fitted wardrobes and an en-suite bathroom.

The property is located down a private drive which leads to the tandem garage, with power, lighting extensive eaves storage, personal door to the rear garden. The front of the property provides parking for several vehicles. To rear garden there is an established and attractive garden which is mainly laid to lawn and a separate patio area.

Entrance Hall 3.56m x 3.64m (11'8" x 11'11")

Living Room 0.00m x 0.00m (0'0" x 0'0")

Dining Room 3.36m x 2.90m (11'0" x 9'6")

Kitchen Diner 3.53m x 5.50m (11'7" x 18'0")

WC 1.25m x 1.50m (4'1" x 4'11")

Bedroom One 3.10m x 4.95m (10'2" x 16'2")

En-Suite 2.14m x 1.75m (7'0" x 5'8")

Family Bathroom 1.95m x 3.95m (6'5" x 13'0")

Bedroom Two 3.12m x 7.10m (10'2" x 23'4")

En-Suite 1.95m x 1.92m (6'5" x 6'4")

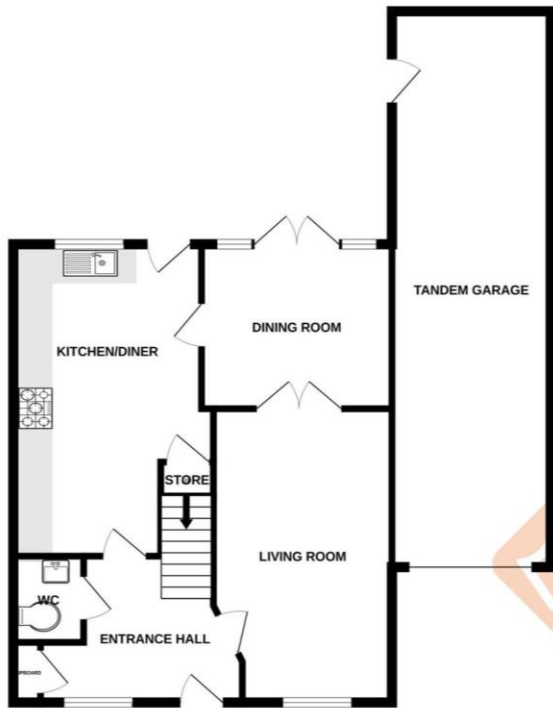
Bedroom Three 3.32m x 2.52m (10'11" x 8'4")

En-Suite 1.52m x 1.60m (5'0" x 5'2")

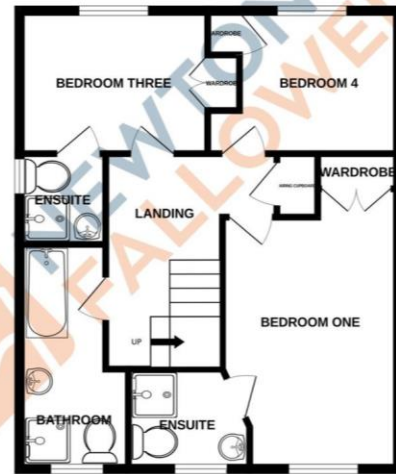
Bedroom Four 3.36m x 2.52m (11'0" x 8'4")

Bedroom Five 2.60m x 7.10m (8'6" x 23'4")

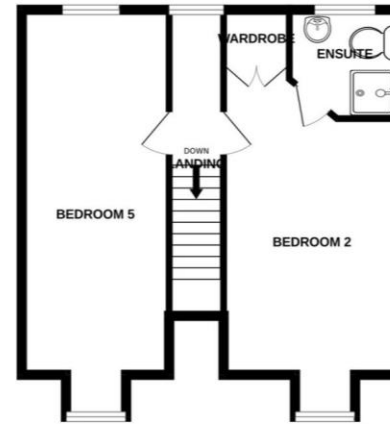
Tandem Garage 2.80m x 9.70m (9'2" x 31'10")



GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



2ND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

TOTAL FLOOR AREA : 1926 sq.ft. (179.0 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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: E

**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.