



37 Gladstone Street, Bourne, PE10 9AY

 **NEWTON FALLOWELL**



Key Features

- Stunning Fully Modernised Detached Bungalow
- Ample Parking plus a Single Garage
- Extensive Private Rear Garden
- Two Double Bedrooms
- High Quality Three Piece Family Bathroom
- Brand New Kitchen with Built in Appliances
- Council Tax Band - C

£265,000





Newton Fallowell are delighted to be offering this stunning refurbished bungalow finished to a high standard through out. Situated in a highly desirable part of Bourne this is a must view property.

When entering the property, you are greeted with a large hallway giving access to two double bedrooms, in immaculate condition. Down the hallway the property offers a large, modernised bathroom with a built-in storage unit and sink. This property also benefits from a large kitchen offering a modernised finish and built in appliances, leading into a generous sized lounge/diner fit with a fireplace and large French doors leading out into the rear garden.

The outside of this property offers ample off-road parking and a single detached garage. The location is convenient for amenities and the attractive landscaping and gravelled drive gives this bungalow a low maintenance look.



Lounge 8.35m x 4.01m (27.4ft x 13.2ft)

Kitchen 3.63m x 3.6m (11.9ft x 11.8ft)

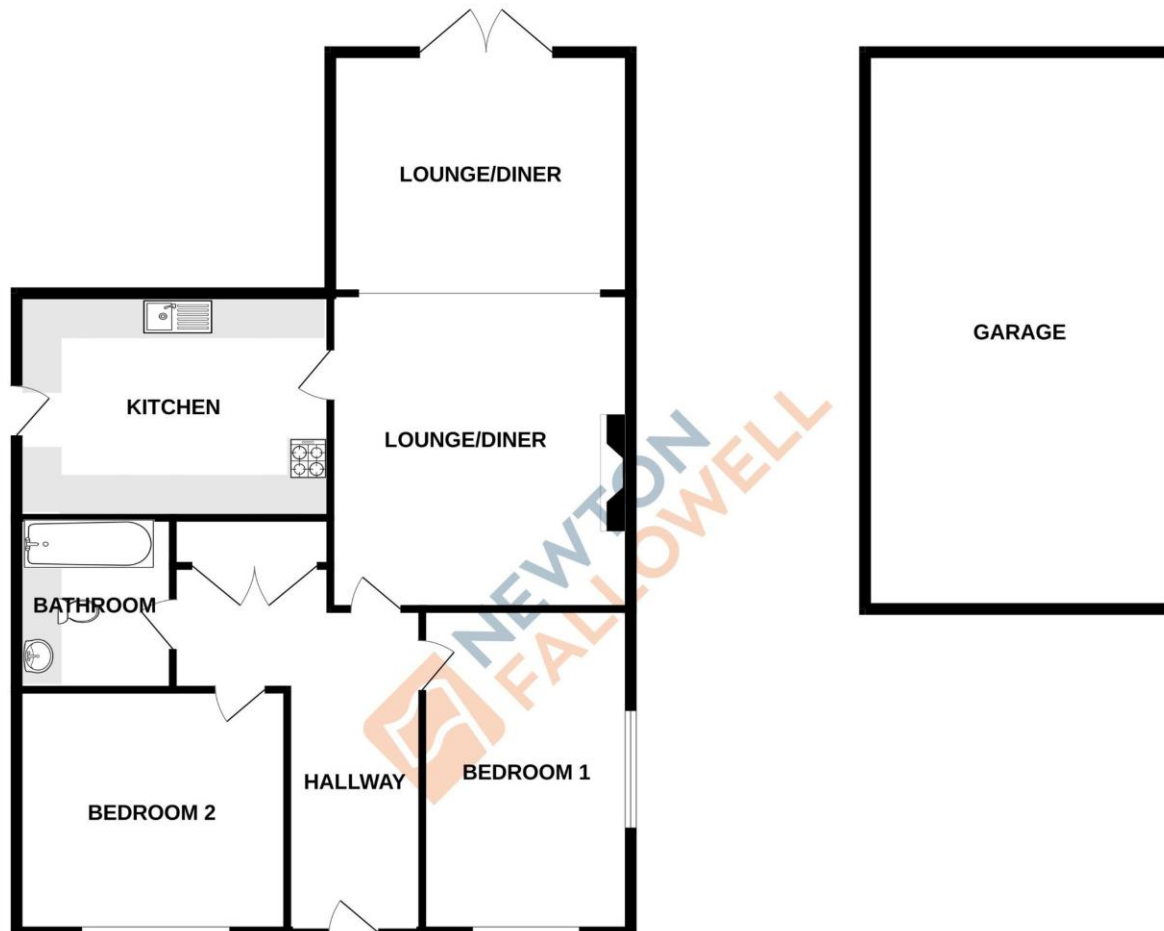
Bedroom 1 4.09m x 3.03m (13.4ft x 9.9ft)

Bedroom 2 3.11m x 3.02m (10.2ft x 9.9ft)

Bathroom 2.14m x 1.87m (7ft x 6.1ft)

Garage 4.85m x 2.79m (15.9ft x 9.2ft)

GROUND FLOOR
1643 sq.ft. (152.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.