



26 Springbank Drive, Bourne, PE10 0GP

 **NEWTON FALLOWELL**

2 1 1

Key Features

- NO ONWARD CHAIN
- 35% Shared Ownership
- Dedicated Parking Space
- Cul De Sac Location
- Private Rear Enclosed Garden
- Overlooking a Playground
- Council Tax Band - B
- EPC Rating - C
- Freehold

Shared ownership £66,500





35% SHARED OWNERSHIP Situated within the sought-after development of Elsea Park sits this beautifully-presented two bedroom end-terraced home. The property boasts an open kitchen diner, spacious living room, downstairs WC, two double bedrooms and a three-piece family bathroom. The property also benefits from its well-maintained rear garden and two off-road parking spaces.

On entering the property, you are initially met by a bright entrance hall. The first door to your right is the useful downstairs cloakroom with W/C & hand basin. as you head through to your left encountered is a modern and open kitchen diner, enjoying ample worktop space and unit storage. As we continue through the property, the next door along shows you into a generous living room, containing a rear door looking out over the rear garden.

On the first floor, the landing space separates two double bedrooms and a well-presented, modern three-piece family bathroom.

Outside the property, off-road parking can be found to the rear of the garden, accessed via a gate. The rear garden is of generous proportions and is mainly laid to lawn and a patio area.

WC 0.80m x 1.25m (2'7" x 4'1")

Kitchen/Diner 4.90m x 2.45m (16'1" x 8'0")

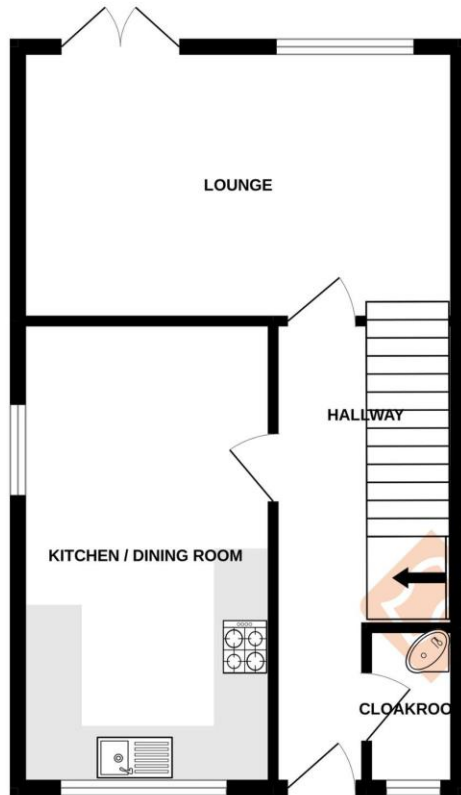
Lounge 4.61m x 2.40m (15'1" x 7'11")

Bedroom One 4.60m x 3.00m (15'1" x 9'10")

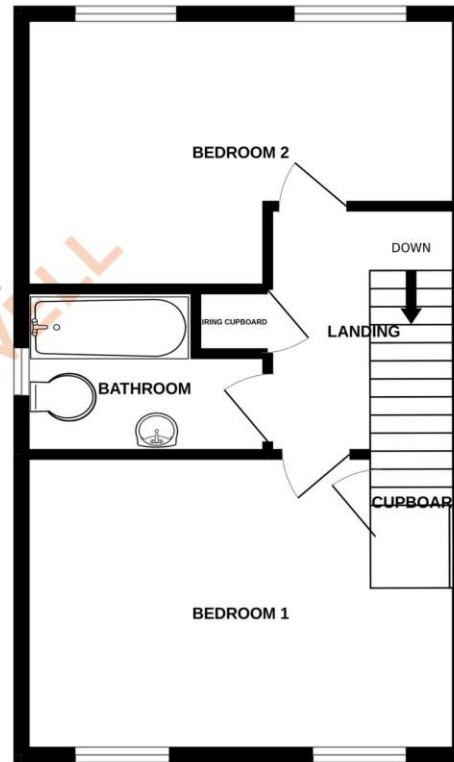
Bedroom Two 4.51m x 2.44m (14'10" x 8'0")



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

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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