



32 York Road, Bourne, PE10 0ZF

 **NEWTON FALLOWELL**



3 2 1

## Key Features

- Stunning Three Bedroom Detached Family Home
- Detached Garage and Dedicated Parking
- Main Bedroom With En-Suite
- Open Plan Living and Dining Accommodation
- Large Rear Garden
- Cul De Sac Location
- Council Tax Band - C
- EPC Rating B
- Freehold

£240,000





Situated within the highly regarded Elsea Park is this modern three bedroom detached house. The property boasts three double bedrooms, a large open plan kitchen, dining and living space, en-suite and three piece family bathroom. The property also benefits from multiple off-road parking spaces, single garage and a large rear garden.

As you enter the property via the front door, you are greeted by an airy entrance hall, containing a cloakroom and downstairs WC. The first door takes you through into the spacious kitchen dining room, boasting an array of integrated appliances, ample storage cupboards and French doors into the rear garden. A modern spacious living room is situated to the rear of the property, full of natural light, through the French doors and bay window.

To the first floor there are three very well presented double bedrooms, with the master bedroom benefiting from an en-suite. A modern three piece family bathroom completes the upstairs space.

Outside benefits from ample parking spaces plus the added benefit of a single garage ideal for a workshop or storage. The garden which is mainly laid to lawn offers a great space for entertaining friends and family.



Entrance Hallway 4.21m x 2.72m (13'10" x 8'11")

Open Plan Kitchen/Living/Dining 8.75m x 6.95m (28'8" x 22'10")

Bedroom One 3.17m x 2.95m (10'5" x 9'8")

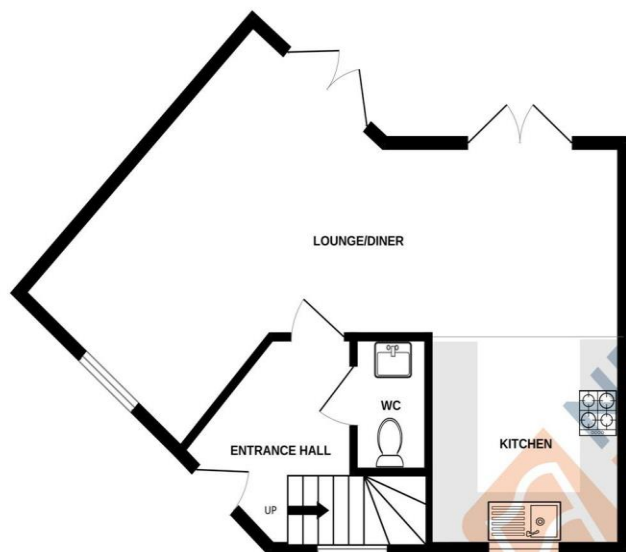
En-Suite 2.41m x 1.87m (7'11" x 6'1")

Bedroom Two 3.04m x 2.75m (10'0" x 9'0")

Bedroom Three 3.03m x 2.07m (9'11" x 6'10")

Single Detached Garage 5.40m x 2.57m (17'8" x 8'5")

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 969sq.ft. (90.0 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.  
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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.

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