



10 Plumpton Chase, Bourne, PE10 0ZE

 **NEWTON FALLOWELL**

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Key Features

- Stunning Three Bedroom Detached Family Home
- Situated Down a Private Road
- Large Modern Kitchen with Integrated Appliances
- Large Rear Garden with Gated Access
- Main Bedroom with En-Suite Bathroom
- Single Garage with Personal Door
- Council Tax Band - C
- EPC Rating B
- Freehold

Offers in excess of £245,000





Situated at the end of a private road, is this modern three-bedroom detached house. The property boasts three double bedrooms, a large kitchen/diner, living room, en-suite, and three-piece family bathroom. The property also benefits from multiple off-road parking spaces, a single garage, and a large rear garden ideal for entertaining friends and family.

As you enter the property via the front door, you are greeted by an airy entrance hall, containing a downstairs WC. The first door takes you through into the spacious kitchen dining room, boasting an array of integrated appliances including a double electric oven, dishwasher, ample high-quality storage cupboards, and a large fridge-freezer. To the rear of the property, there is a utility room which provides access to the rear garden. The downstairs space is completed with a large, bright lounge benefiting from French doors leading to an outside patio area.

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

Outside benefits from ample parking spaces plus the added benefit of a single garage with a personal door leading to the rear garden. The garden, which wraps around behind the garage, is mainly laid to lawn, with mature borders and a large patio area.

Kitchen/Diner 2.98m x 4.70m (9'10" x 15'5")

Lounge 2.98m x 4.70m (9'10" x 15'5")

Entrance Hall 1.60m x 2.15m (5'2" x 7'1")

WC 1.12m x 1.35m (3'8" x 4'5")

Utility Room 1.57m x 1.67m (5'2" x 5'6")

Bedroom One 2.57m x 3.00m (8'5" x 9'10")

En-Suite Bathroom 2.01m x 1.40m (6'7" x 4'7")

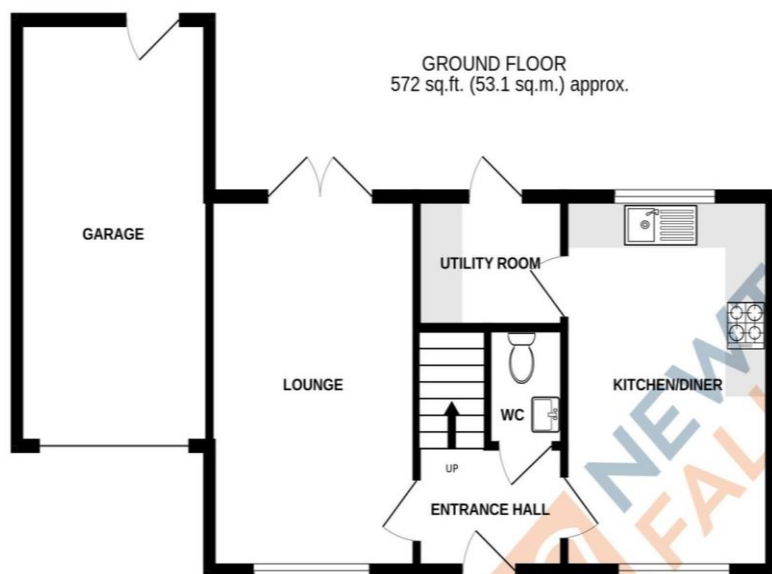
Bedroom Two 2.72m x 3.03m (8'11" x 9'11")

Bedroom Three 1.92m x 2.98m (6'4" x 9'10")

Family Bathroom 1.67m x 2.05m (5'6" x 6'8")

Single Garage 5.35m x 2.68m (17'7" x 8'10")

Agent Note - There is a management fee for the area - Elsea park management approximately £33pm



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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		94 A
81-91	B	82 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.