



11 Thirsk Close, Bourne, PE10 0WY

 **NEWTON FALLOWELL**

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## Key Features

- Immaculately presented Three Bedroom Town House
- Modern Kitchen Dining with Integrated Appliances
- Cul De Sac Location
- En-Suite to Main Bedroom
- Fully Enclosed Rear Garden with Gated Access
- Viewing Highly Recommended
- Council Tax Band - C

£225,000





This stunning townhouse offers an abundance of space over three levels! Benefitting from three double bedrooms, a family bathroom plus an addition En-Suite to the master on the second floor. With a newly fitted kitchen in the open plan kitchen/dining room, this property is an ideal family home.

Lounge 4.50m x 3.60m (14'10" x 11'10")

Bedroom One 7.50m x 4.60m (24'7" x 15'1")

Bedroom Two 4.60m x 3.01m (15'1" x 9'11")

Bedroom Three 3.30m x 2.00m (10'10" x 6'7")



As you enter the property, you are greeted by a bright spacious entrance hall, with the first door to your right showing you into the modern kitchen/diner. In addition, this property benefits from a WC located just off the hallway. The spacious living room is positioned to the rear of the property, with French doors leading out into the rear garden.

As you head up to the first floor landing, the first room encountered is a large double bedroom that expands the width of the property. The bedroom offers two large windows overlooking the rear garden allowing it to feel bright and airy. The first floor layout is complete with a further double bedroom situated at the front of the property and a stylish three piece family bathroom in between.

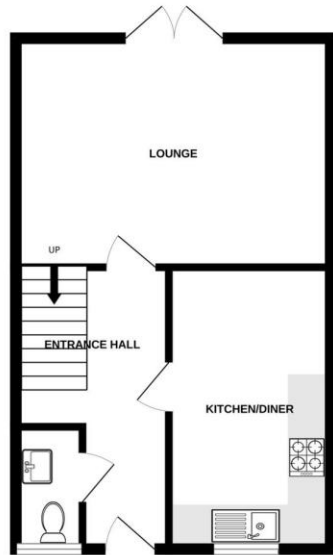


The second floor of this stunning town house boasts a massive master bedroom. With a dormer window overlooking the front. The bedroom also comes with fitted wardrobes and additional storage, plus a three-piece En-Suite.

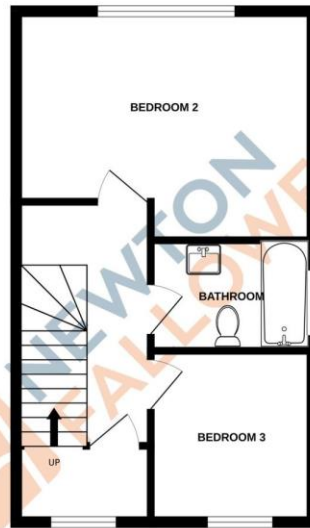
Outside the front of the property two useful off road parking spaces are found on a tandem driveway. The property benefits from a private rear garden with gated access, which is mainly laid to lawn plus a small patio area.

Kitchen Diner 4.90m x 2.50m (16'1" x 8'2")

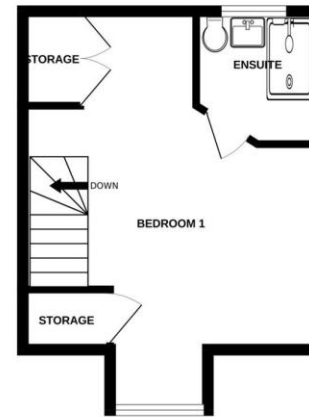
GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

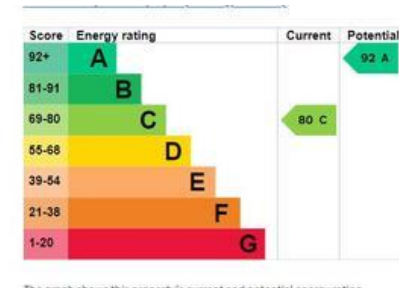


2ND FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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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**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.