



Kesteven Way, Bourne, PE10 9AH

 **NEWTON FALLOWELL**

4 2 2

Key Features

- NO ONWARD CHAIN
- Four Bedroom Detached Property
- Walking Distance to Schools and Local Amenities
- Ideal Family Home
- Off Road Parking and Single Garage
- Town Centre Location
- Council Tax Band - C
- EPC Rating - TBC
- Freehold

£285,000





NO ONWARD CHAIN This spacious detached home presents an ideal opportunity for the perfect family home! Conveniently positioned with easy access to local schools and amenities. This property offers a bright lounge, spacious kitchen/diner leading to a delightful conservatory. With four generously sized bedrooms, including a master with ensuite, and a large landscaped rear garden, this property offers excellent size and location!

As you enter the property you are greeted with an entrance hall providing access to the downstairs reception rooms. A bright lounge benefits from a large bay window and a focal fireplace. The rear of the property is a large open plan kitchen/diner which offers access to the conservatory and the separate downstairs utility space.

The first floor offers four generously proportioned bedrooms, with the master bedroom benefitting from a fitted wardrobe and an ensuite shower room. A refitted shower room completes the first floor.

Externally, the property boasts a driveway providing off-street parking for multiple vehicles, leading to a single garage with power and light connected. The rear garden, enclosed for privacy, offers a large south west facing garden which is mainly laid to lawn with mature borders and shrubs.



Lounge 5.16m x 3.95m (16'11" x 13'0")

Kitchen/Diner 4.93m x 3.66m (16'2" x 12'0")

Utility Room 2.03m x 2.06m (6'8" x 6'10")

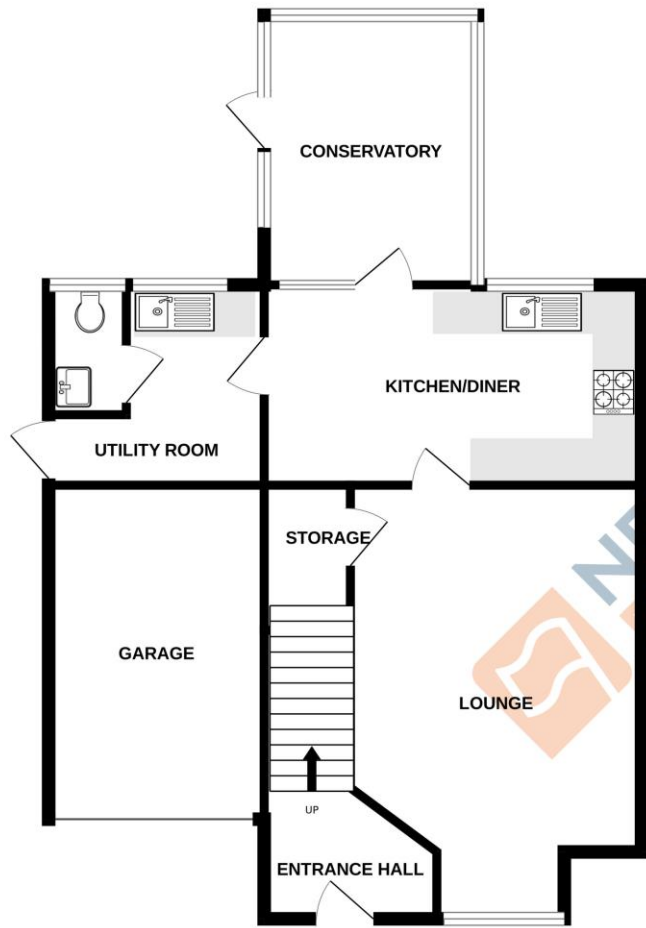
Bedroom One 4.37m x 2.95m (14'4" x 9'8")

Bedroom Two 2.74m x 2.92m (9'0" x 9'7")

Bedroom Three 3.45m x 2.84m (11'4" x 9'4")

Bedroom Four 2.69m x 3.00m (8'10" x 9'10")

Single Garage 5.11m x 2.75m (16'10" x 9'0")



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.

TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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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1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.

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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