



63 Stanley Street, Bourne

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Immaculately Presented Three Bedroom Family Home
- Large Rear Extension
- South Facing Rear Garden
- Converted Garage into Home Office
- Recently Added En-Suite
- Ample Off Road Parking
- Council Tax Band - C
- EPC Rating - TBC
- Freehold

Guide price £345,000





Situated in a highly sought-after location sits this EXTENDED three-bedroom detached home. The property boasts a generous living room, well-presented kitchen, extended dining room, three double bedrooms, and a family bathroom, plus the recent addition of an en-suite. The property also benefits from its immaculate and beautifully maintained SOUTH-FACING rear garden and impressive gravelled driveway and converted garage into a beautiful home office.

On entering the property, you are initially met by a bright entrance hall, with the first door on your left providing access to the downstairs WC. To the front of the property is a generous living room, full of natural light from the large bay window. The rear of the property is a immaculate kitchen benefitting from a range of integrated appliances, this opens out into a spacious extension, currently being used as a dining room, enjoying french doors looking out over the stunning rear garden.

To the first floor, the landing space separates three double bedrooms. The main bedroom at the front of the property offers built in storage, while the double bedroom at the rear benefits from a new modern en-suite bathroom. The first floor is completed with a large three piece family bathroom.

Outside the front of the property, a large, gravelled driveway provides an abundance of off-road parking. Wide side access takes you around onto the beautifully maintained SOUTH-FACING rear garden, benefitting tremendously from not being overlooked. The garden enjoys a pergola, rose arch, a variety of fruit trees and so much more!

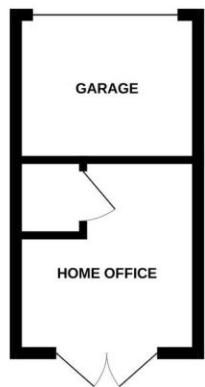
Lounge 3.45m x 4.67m (11'4" x 15'4")

Open Plan Kitchen/ Diner 6.38m x 2.51m (20'11" x 8'2")

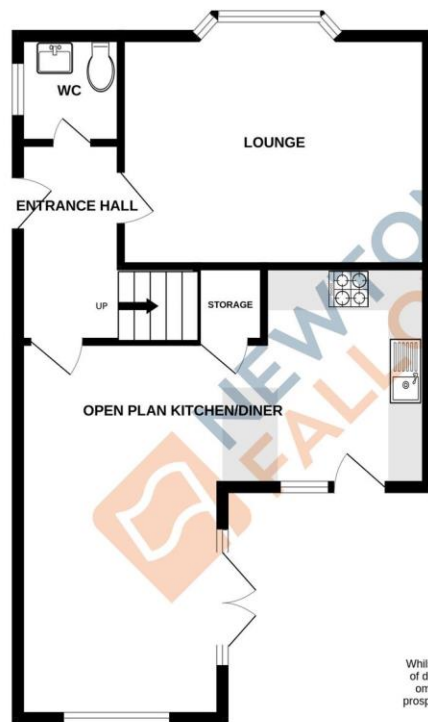
Bedroom One 3.48m x 3.56m (11'5" x 11'8")

Bedroom Two 4.57m x 2.57m (15'0" x 8'5")

Bedroom Three 3.48m x 2.72m (11'5" x 8'11")



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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.

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