



9 Pinewood Close, Bourne, PE10 9RL

 **NEWTON FALLOWELL**

4 1 2

Key Features

- *NO ONWARD CHAIN*
- Situated within a cul de sac
- Large four bedroom detached family home
- Ample off road parking and double garage
- Separate downstairs reception rooms
- Large rear garden with summer house
- Walking distance to local schools
- Council tax band - D
- EPC Rating - TBC
- Freehold

£400,000





****POTENTIAL TO RENOVATE**** This stunning four bedroom detached house, nestled within a tranquil estate, presents an excellent opportunity for renovation. The property currently retains some original 1960s charm, with ample space and desirable features including a double garage, two reception rooms, a generous mature rear garden and new summer house.

The property also boasts a wide driveway, providing convenient off-road parking. Although the interior may require updating, the spacious layout and attractive exterior make it an enticing prospect for those seeking to personalise their living space.

With its prime location and westerly facing garden, this home offers an abundance of potential. It is ideal for buyers looking to add value and create their dream home. Viewing is highly recommended to explore the possibilities this property has to offer.





Entrance hall 4.50m x 2.22m (14'10" x 7'4")

Cloakroom 1.12m x 1.53m (3'8" x 5'0")

Living room 5.42m x 3.56m (17'10" x 11'8")

Dining room 3.61m x 3.11m (11'10" x 10'2")

Family room 6.00m x 2.02m (19'8" x 6'7")



Kitchen 4.45m x 3.52m (14'7" x 11'6")

Landing 4.53m x 3.39m (14'11" x 11'1")

Bedroom one 4.01m x 3.57m (13'2" x 11'8")

Bedroom two 3.84m x 2.90m (12'7" x 9'6")



Bedroom three 3.53m x 3.10m (11'7" x 10'2")

Bedroom four 2.62m x 2.48m (8'7" x 8'1")

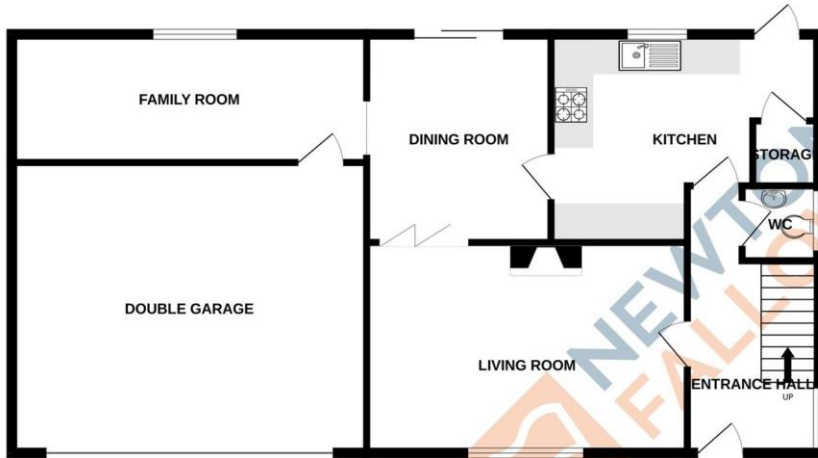
Bathroom 2.76m x 2.04m (9'1" x 6'8")

Double garage 6.00m x 4.91m (19'8" x 16'1")

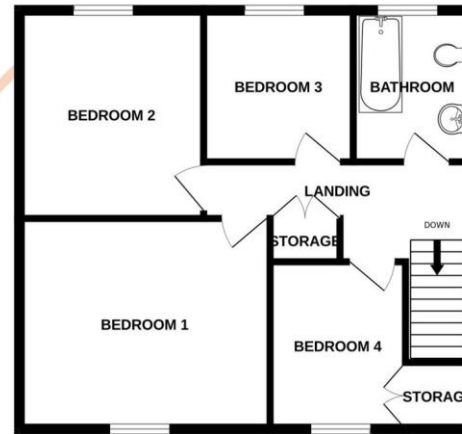




GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.1 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: D

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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