



8 Witham Crescent, Bourne, PE10 0YJ

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Immatulley Presented Four Bedroom Family Home
- Four Double Bedrooms
- Single Garage and Driveway
- En-Suite to Main Bedroom
- Fully Enclosed Rear Garden
- Open Plan Kitchen/Diner with Separate Utility Room
- Council Tax Band - D
- EPC Rating B
- Freehold

£300,000





Ideal Family Home Situated in a highly sort after location is this stunning four bedroom detached family home, offering excellent downstairs accommodation and a large private rear garden this is a must view property.

As you enter the property you are greeted with a large entrance hall providing access to all of the downstairs reception rooms. To the front of the property is a large dining room benefitting from a bright bay window overlooking the green. A spacious lounge is to the rear of the property offering French doors out to a patio area. The downstairs space is completed with a modern kitchen diner with a separate utility room also housing the downstairs WC.

The first floor compromises of four generous bedrooms with the main bedroom benefitting from fitted wardrobes and a modern en-suite bathroom. The first floor is completed with a large three piece family bathroom.

Outside the property is off road parking and a single garage which has power. The rear garden benefits form being private, a large patio is ideal for hosting friends and family.



Lounge 4.61m x 2.74m (15'1" x 9'0")

Kitchen/Diner 4.80m x 2.70m (15'8" x 8'11")

Dining Room 3.31m x 2.60m (10'11" x 8'6")

Utility Room 1.80m x 1.70m (5'11" x 5'7")

Bedroom One 2.74m x 4.09m (9'0" x 13'5")

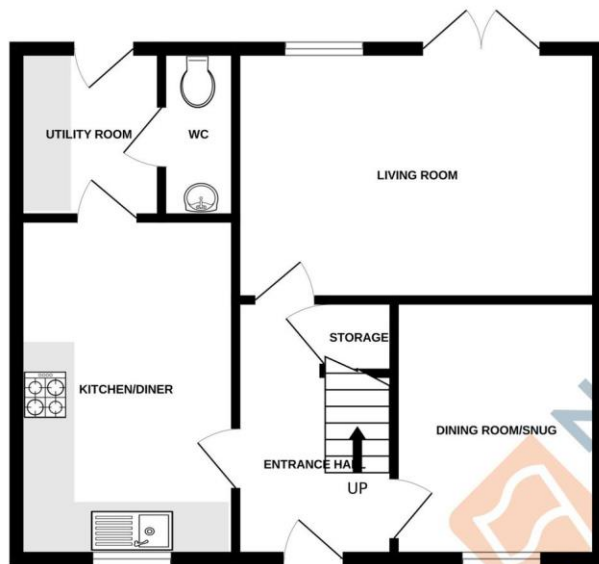
Bedroom Two 2.81m x 3.80m (9'2" x 12'6")

Bedroom Three 2.54m x 2.77m (8'4" x 9'1")

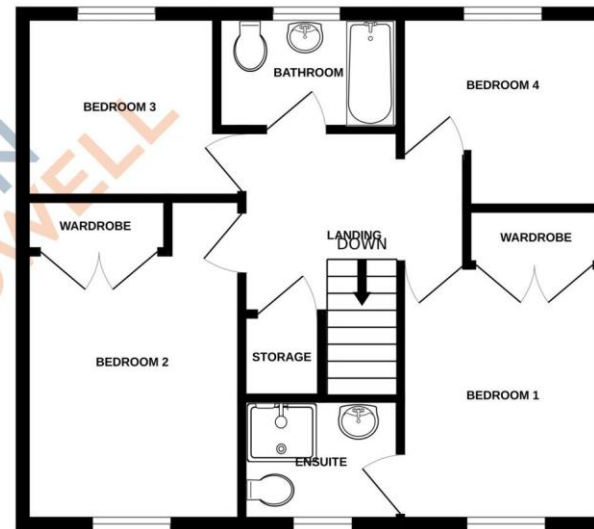
Bedroom Four 2.73m x 2.01m (9'0" x 6'7")

Family Bathroom 1.68m x 2.12m (5'6" x 7'0")

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.