



Fontwell Park Drive, Bourne

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Immaculately Presented Town House
- Modern Fitted Kitchen with Integrated Appliances
- Dedicated Parking for Two Vehicles
- Stunning PRIVATE Rear Garden
- Ideal Central Location
- Spacious Main Bedroom with Ensuite
- Council Tax Band - C
- EPC Rating B
- Freehold

£245,000





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

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/breakfast room which has a range of integrated modern appliances. 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 spacious main bedroom. With a dormer window overlooking the front is a focal point within the room, plus the added benefit of two Velux windows. The bedroom also comes with fitted wardrobes and plus a three-piece En-Suite.



Outside the front of the property two useful off-road parking spaces are found. The private rear garden with gated access, which is mainly laid to lawn plus a small patio area, this property also benefits vastly from not being overlooked to the rear.

Entrance Hall 4.75m x 1.25m (15'7" x 4'1")

Lounge / Diner 3.91m x 4.80m (12'10" x 15'8")

Kitchen/Breakfast Room 3.05m x 3.42m (10'0" x 11'2")

Downstairs WC 1.05m x 1.87m (3'5" x 6'1")

Bedroom One 4.75m x 5.40m (15'7" x 17'8")

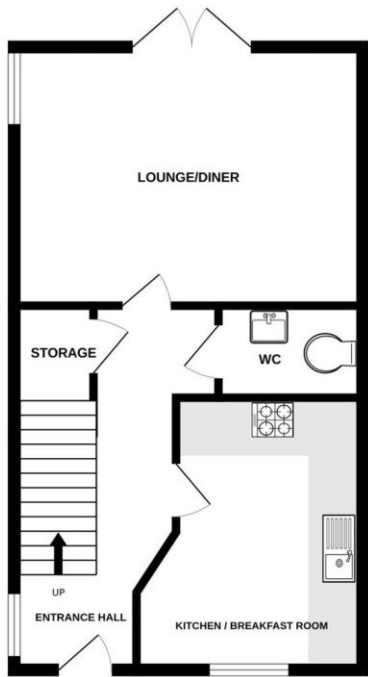
En-Suite 1.40m x 2.26m (4'7" x 7'5")

Bedroom Two 4.75m x 3.37m (15'7" x 11'1")

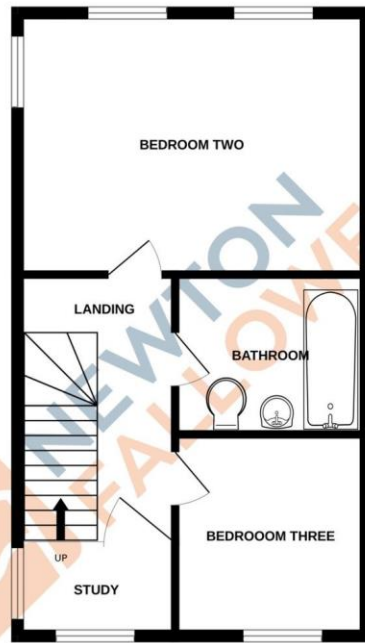
Bedroom Three 2.89m x 2.56m (9'6" x 8'5")

Family Bathroom 1.93m x 2.55m (6'4" x 8'5")

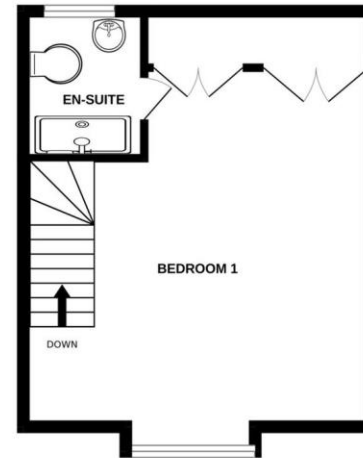
GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.