



3 Finn Close, Bourne, PE10 0DD

 **NEWTON FALLOWELL**

3 2 1

Key Features

- End of terrace home
- Green space in front
- Single garage and off road parking
- Spacious living room
- Modern kitchen diner
- Two bathrooms and downstairs cloakroom
- Enclosed rear garden
- No onward chain
- EPC Rating C
- Freehold

£225,000





**** NO ONWARD CHAIN **** Three-bedroom end of terrace home tucked away on a quiet estate of Bourne, close to local amenities and Bourne Grammar School. This lovely home boasts green space views to the front, a large living room, modern kitchen diner, two bathrooms with downstairs cloakroom, three well balanced bedrooms, enclosed rear garden and single garage with off road parking.

The property is arranged over two floors, entering via the entrance hall which offers great flow downstairs by connecting the cloakroom, living room, kitchen dinner and a storage/pantry cupboard. The light and airy living room hosts an abundance of space and bay window. Completing downstairs the kitchen has an array of modern units. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and the family three-piece bathroom. Bedroom one enjoys its own three-piece en suite shower room and built in wardrobes.

Outside to the front an inset footpath leads to the front door accompanied by well-maintained lawn with shrubbery border and a communal block paved driveway. Gated access to the side of the property leads into the enclosed rear garden with patio seating area and lawn. A single garage with driveway and further communal parking spaces is located on Finn close near the property.





Entrance hall 4.52m x 1.48m (14'10" x 4'11")

Cloakroom 1.75m x 1.03m (5'8" x 3'5")

Living room 4.52m x 3.29m (14'10" x 10'10")

Dining room 3.61m x 2.40m (11'10" x 7'11")

Kitchen 2.58m x 2.08m (8'6" x 6'10")

Landing 3.65m x 2.61m (12'0" x 8'7")

Bedroom one 3.68m x 2.66m (12'1" x 8'8")

En suite 2.00m x 1.88m (6'7" x 6'2")

Bedroom two 2.52m x 2.72m (8'4" x 8'11")

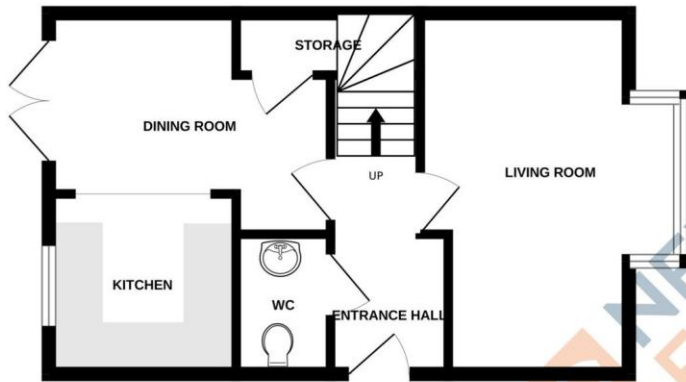
Bedroom three 1.95m x 2.80m (6'5" x 9'2")

Bathroom 1.88m x 1.70m (6'2" x 5'7")

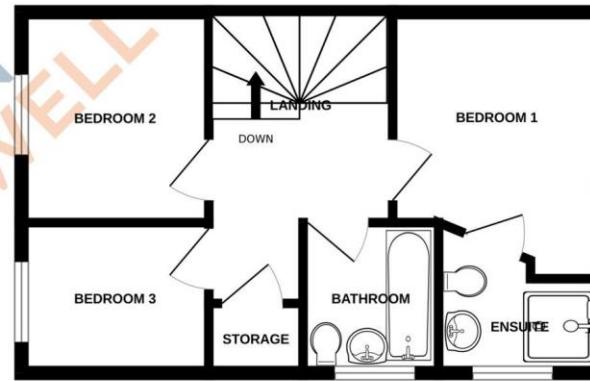
Bath panel being changed



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

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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