



86 Beech Avenue, Bourne, PE10 9RQ

 **NEWTON FALLOWELL**

3 2 2

## Key Features

- Detached chalet bungalow
- Three double bedrooms
- Two bathrooms
- Two spacious reception rooms
- Open plan kitchen breakfast room
- South east facing rear garden
- Landscaped front and rear gardens
- Driveway and detached double garage
- EPC Rating - Pending
- Freehold

£349,950





Charming three-bedroom detached chalet bungalow situated in a prime location of Bourne, close to local amenities. This lovely property benefits from two reception rooms, two bathrooms, three double bedrooms, kitchen breakfast room, southeast facing rear garden, driveway and detached double garage.

The property is arranged over two floors, entering via the entrance hall which offers great flow downstairs by connecting both reception rooms, bathroom and the kitchen breakfast room. The large living room is flooded with natural light, with feature fireplace and patio doors out to the patio. The separate dining room offers great versatility and is located just off the kitchen. The bathroom is a three piece, partly tiled with handy airing cupboard. Completing downstairs is the well-equipped kitchen breakfast room with an array of units.

There are two staircases leading to the first floor, one leads to bedroom one with built in wardrobes and its own three-piece en suite shower room. The other staircase leads to two further double bedrooms both with ample space for wardrobes and draws. In between bedroom one and two is a large loft space which is interlinked, there are two doors leading into the loft area, one from bedroom one side, and the other from bedroom two. Bedroom three also has its own w/c and wash basin.



Outside to the front an inset footpath leads to the front door accompanied by a well-maintained garden with an array of mature shrubbery, flowers and trees plus the added benefits of raised beds and a playhouse. The garden wraps around the property leads to the rear garden which features a decking area with beautiful pergola, a further patio seating area, shed and green house. To the rear of the property is a driveway which offers ample off road parking and offers access to the detached double garage.



Entrance hall 5.46m x 5.33m (17'11" x 17'6")

Living room 7.32m x 5.76m (24'0" x 18'11")

Dining room 4.55m x 3.46m (14'11" x 11'5")

Bathroom 3.01m x 1.65m (9'11" x 5'5")

Kitchen breakfast room 7.42m x 4.24m (24'4" x 13'11")



Landing 1.49m x 0.82m (4'11" x 2'8")

Bedroom one 4.69m x 4.05m (15'5" x 13'4")

Ensuite 2.64m x 1.55m (8'8" x 5'1")

Loft/Storage 4.05m x 1.91m (13'4" x 6'4")



Landing 1.03m x 0.86m (3'5" x 2'10")

Bedroom two 3.64m x 3.47m (11'11" x 11'5")

Bedroom three 4.94m x 2.69m (16'2" x 8'10")

Double garage 5.30m x 5.01m (17'5" x 16'5")





GROUND FLOOR  
1010 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 1729 sq.ft. (160.7 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 read 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: 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.