



Pegasus Grove, Bourne

 **NEWTON FALLOWELL**

3 2 3

Key Features

- NO ONWARD CHAIN
- Highly Sought After Cul De Sac Location
- Stunning South Facing Rear Garden
- Ample Off Road Parking and Double Garage
- Multiple Seperate Reception Rooms
- En-Suite Bathroom to the Main Bedroom
- Council Tax Band - D
- EPC Rating C
- Freehold

£375,000





NO ONWARD CHAIN Situated within a small and quiet cul de sac is this spacious three bedroom detached bungalow offering ample living accommodation, this property greatly benefits from a large south facing rear garden!

A spacious entrance hall provides access to all of the ground floor reception rooms. The front of the property offers a substantial kitchen breakfast room with a range of integrated appliances, including a dishwasher, fridge, electric oven and a new gas hob. Situated just off the kitchen is a separate utility room and WC. This property offers an additional reception room, currently being used as a dining room. The rear of the property offers a substantial lounge and a conservatory access via patio doors.

The property is completed with three double bedrooms, all offering fitted units. The main bedroom offers from a modern three piece en-suite family bathroom. This property is completed with a large family bathroom.

The front of the property boasts ample off road parking and a spacious double garage which benefits from recently fitted electric garage doors. The rear garden offers a large patio seating area, large lawn area and an additional veg patch and green house.



Kitchen Breakfast Room 4.15m x 3.19m (13'7" x 10'6")

Dining Room 3.33m x 3.00m (10'11" x 9'10")

Lounge 3.95m x 5.20m (13'0" x 17'1")

Conservatory 4.03m x 4.31m (13'2" x 14'1")

Utility Room 2.15m x 1.70m (7'1" x 5'7")

Downstairs WC 1.16m x 1.73m (3'10" x 5'8")

Bedroom One 3.58m x 4.05m (11'8" x 13'4")

En-Suite Bathroom 1.65m x 2.35m (5'5" x 7'8")

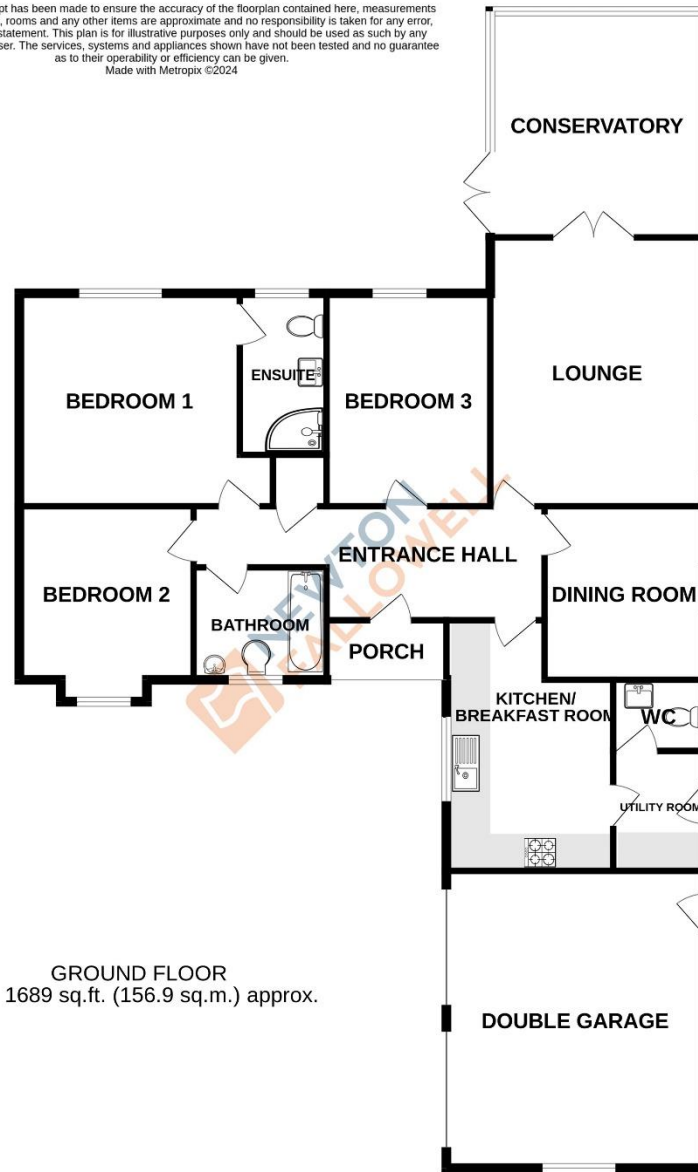
Bedroom Two 4.81m x 3.74m (15'10" x 12'4")

Bedroom Three 4.00m x 2.98m (13'1" x 9'10")

Family Bathroom 2.40m x 1.87m (7'11" x 6'1")

TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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GROUND FLOOR
1689 sq.ft. (156.9 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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.