



13 Meadowgate, Bourne, PE10 9EZ

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Spacious semi detached property
- Prime location of Bourne
- Two large reception rooms
- Modern kitchen dining area
- Three well balanced bedrooms
- Three piece bathroom
- Generous rear garden
- Ample off road parking
- EPC Rating D
- Freehold

£279,950





Stunning three-bedroom semidetached property situated in a prime location of Bourne, close to local amenities and popular schools. This lovely property benefits from two reception rooms, a large kitchen diner, three well balanced bedrooms, three-piece bathroom with downstairs cloakroom, generous rear garden and ample off-road parking.

The property is arranged over two floors, entering via the entrance hall which connects both reception rooms and stairs leading to the first floor. The living room to the front of the property is flooded with natural light thanks to the gorgeous bay window and features a wood burner in the centre. The second reception room is an ideal dining room just off the kitchen, again featuring its own wood burner. Completing downstairs is the modern kitchen breakfast room / snug featuring an array of units, a seven ring Belling cooker, oak worktops, a versatile snug area and the downstairs cloakroom. To the first floor, the landing connects three well proportioned bedrooms and the family three-piece bathroom.



Outside to the front is a gravelled driveway offering ample off-road parking and an inset footpath leading to the front door. Gated access to the side of the property leads into the beautiful rear garden, all enclosed and private benefitting from a large patio seating area, gravel and lawn sections of the garden along with mature borders and a further decking seating area. At the end of the garden is a large very handy workshop.



Living room 3.38m x 4.10m (11'1" x 13'6")

Dining room 4.10m x 4.10m (13'6" x 13'6")

Kitchen 2.76m x 4.08m (9'1" x 13'5")

Breakfast area / snug 5.14m x 2.57m (16'11" x 8'5")



Cloakroom 0.65m x 1.30m (2'1" x 4'4")

Bedroom one 3.51m x 4.10m (11'6" x 13'6")

Bedroom two 2.83m x 4.14m (9'4" x 13'7")

Bedroom three 2.23m x 3.26m (7'4" x 10'8")



Bathroom 1.76m x 3.13m (5'10" x 10'4")

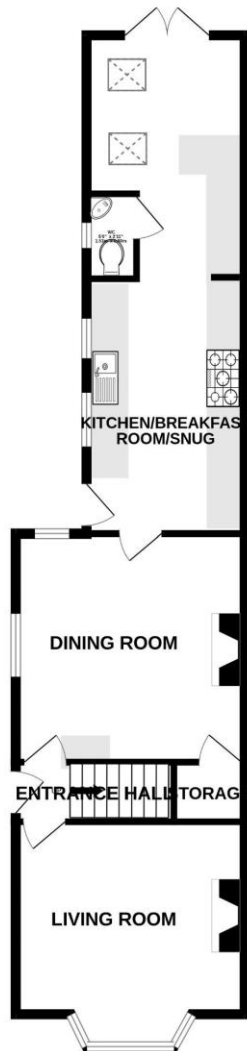


Workshop / outbuilding 4.81m x 5.42m (15'10" x 17'10")

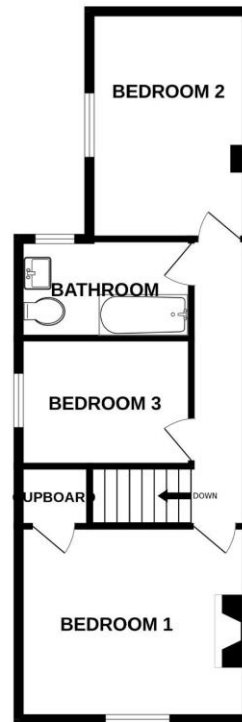




GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C	67	
(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.