



Akeman Close, Bourne

 **NEWTON FALLOWELL**



3 2 1

## Key Features

- NO ONWARD CHAIN
- Stunning Open Plan Living Accomadtion
- Fully Modernised Throughout
- Three LARGE Double Bedrooms
- Extensive Outbuilding
- Ample off Road Pakring and Converted Garage
- Highly Sought After Location
- Council Tax Band - C
- EPC Rating C
- Freehold

£320,000





**\*NO ONWARD CHAIN\*** Situated in a highly sought after cul de sac location is this stunning three-bedroom family home offering stunning downstairs accommodation, three double bedrooms and ample outside space. To appreciate what is on offer viewing is highly recommended.

As you enter the property a large entrance hall offers access to the downstairs reception rooms plus a downstairs WC / utility room. The entrance hall also offers a large storage cupboard under the stairs. The downstairs space is completed with a stunning open plan living dining and kitchen area. This space offers a range of high-quality integrated appliances.

The first floor offers three large double bedrooms with the main bedroom offering a recently fitted en-suite bathroom. The first floor is completed with a large airing cupboard and a modern three-piece family bathroom.

The front of the property offers ample off-road parking a partially converted garage ideal for additional storage. Coming to the rear garden this space is mainly laid to lawn with a separate patio and decking area. The outside space is completed with a large outbuilding currently being used as a home office / gym.

Entrance Hall 3.30m x 2.44m (10'10" x 8'0")

WC / Utility Room 1.26m x 2.29m (4'1" x 7'6")

Open Plan Kitchen / Living / Dining Room 7.84m x 6.11m (25'8" x 20'0")

Bedroom One 4.97m x 2.66m (16'4" x 8'8")

En-Suite 2.68m x 1.00m (8'10" x 3'4")

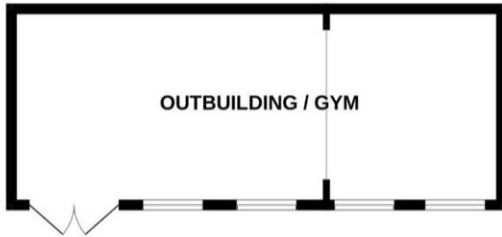
Bedroom Two 3.77m x 2.77m (12'5" x 9'1")

Bedroom Three 3.77m x 2.23m (12'5" x 7'4")

Family Bathroom 2.60m x 2.06m (8'6" x 6'10")

Converted Garage 3.65m x 2.45m (12'0" x 8'0")

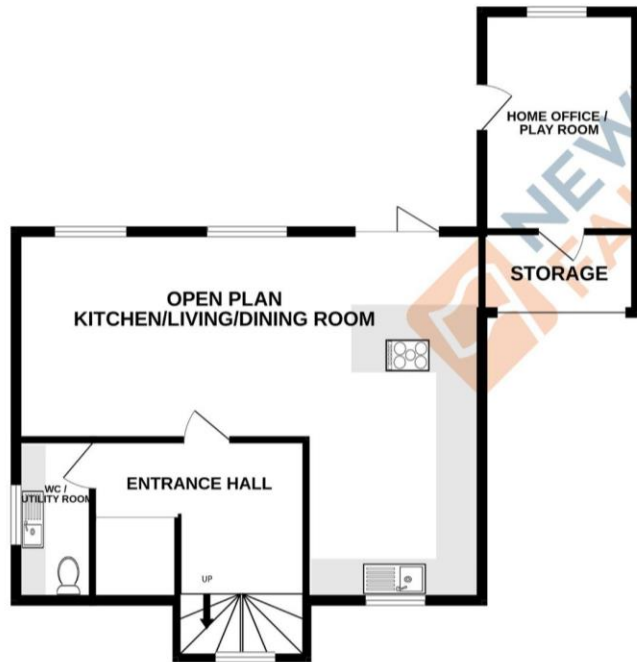
Outbuilding 8.27m x 3.30m (27'1" x 10'10")



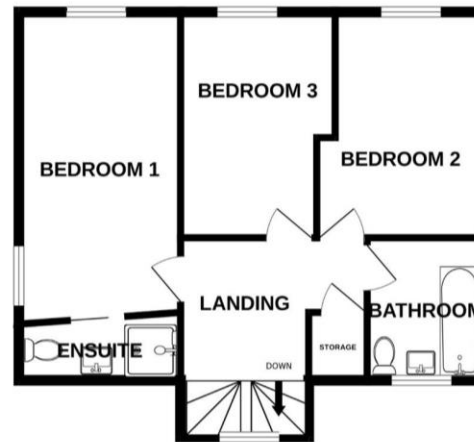
TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.

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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
980 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.

**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.