



Great Northern Gardens, Bourne

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Three storey semidetached town house
- Prime location of Bourne
- Open plan kitchen diner / snug
- Cosy living room
- Two bathrooms and downstairs cloakroom
- Four well balanced bedrooms
- Enclosed rear garden
- Open views to the rear
- EPC Rating - TBC
- Freehold

£275,000





Fantastic modern three storey semidetached family home tucked away in a prime location of Bourne. This lovely home boasts an open plan modern kitchen diner / snug with separate utility room, four well balanced bedrooms, two bathrooms with downstairs cloakroom, cosy living room, open views to rear, enclosed rear garden, ample off-road parking and single garage.

The property is arranged over three floors, entering via the entrance hall with stairs leading to the first floor, a handy storage cupboard and access into the kitchen diner / snug. The open plan kitchen diner / snug is a great living space featuring an array of modern units, space for a breakfast table and a lovely snug area to sit and relax. Completing downstairs is the separate utility room and cloakroom. To the first floor, the landing connects a light and airy living room with feature fireplace and bedroom one with built in wardrobes and its own three-piece en suite shower room. To the second and final floor, the landing connects two further double bedrooms, a single bedroom and the family three-piece bathroom.

Outside to the front an inset footpath leads to the front door accompanied by a low maintenance front garden with mature shrubbery. To the side of the property is a driveway offering ample off-road parking and access to the single garage. Gated access to the side of the property leads into the private rear garden with patio seating area and lawn with a mature border.

Entrance hall 1.80m x 1.93m (5'11" x 6'4")

Kitchen diner / Snug 2.99m x 9.45m (9'10" x 31'0")

Utility Room 1.84m x 1.86m (6'0" x 6'1")

Cloakroom 1.84m x 1.93m (6'0" x 6'4")

Landing 1.93m x 2.90m (6'4" x 9'6")

Living room 3.80m x 5.02m (12'6" x 16'6")

Bedroom one 3.00m x 3.58m (9'10" x 11'8")

Ensuite 1.91m x 2.40m (6'4" x 7'11")

Second Landing 2.15m x 2.93m (7'1" x 9'7")

Bedroom two 2.77m x 3.88m (9'1" x 12'8")

Bedroom three 2.78m x 3.51m (9'1" x 11'6")

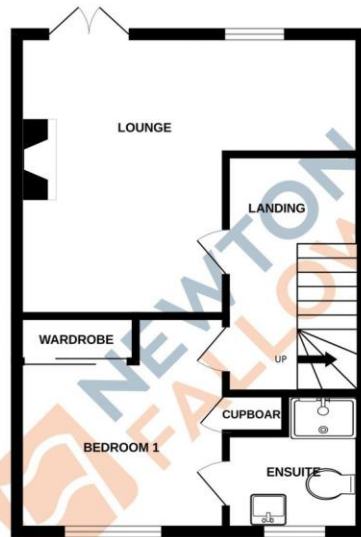
Bedroom four 2.15m x 2.38m (7'1" x 7'10")

Bathroom 1.93m x 2.15m (6'4" x 7'1")

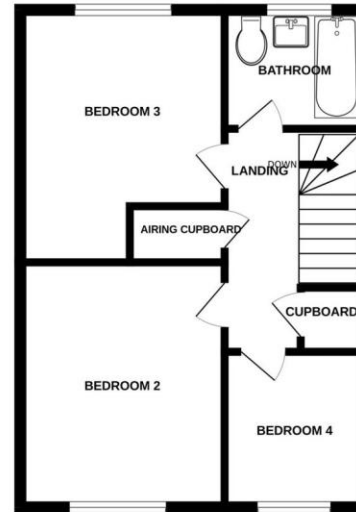
GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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

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.