



8 Saxon Way, Bourne, PE10 9QX

 **NEWTON FALLOWELL**



## Key Features

- Detached Bungalow
- Prime location of Bourne
- Spacious living room with feature fireplace
- Modern kitchen with an array of units
- Two well balanced bedrooms
- Modern three piece shower room
- Ample off road parking with single garage
- Enclosed private and mature rear garden

£220,000





**\* NO ONWARD CHAIN\*\*** Lovely two-bedroom detached bungalow situated in a prime location of Bourne. The bungalow benefits from a spacious living room, modern kitchen, modern three-piece shower room, two well balanced double bedrooms, ample off-road parking, single garage and mature rear garden.

On entering the bungalow, the entrance hall offers great flow by connecting the living room, kitchen, shower room and both bedrooms. The large living room has ample living space, a feature fireplace and is flooded with natural light. The kitchen has an array of modern units and integrated oven and hob. The three-piece modern shower room is partly tiled, with a vanity unit, chrome heated towel rail and generous walk-in shower. Completing the bungalow are the two well-proportioned double bedrooms,



Outside the property offers a pleasant front garden with iron gates and a driveway leading to a detached single garage. To the rear is a lawn with mature borders full of shrubbery and flowers.



Entrance hall

Kitchen 2.73m x 3.21m (9'0" x 10'6")

Living Room 3.01m x 5.19m (9'11" x 17'0")

Bedroom One 4.06m x 3.03m (13'4" x 9'11")

Bedroom Two 3.14m x 2.73m (10'4" x 9'0")

Shower Room 2.01 x 1.73





GROUND FLOOR



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		83
(69-80) C		
(55-68) D	58	
(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.