



63 Great Leighs, Bourne, PE10 0WZ

 **NEWTON FALLOWELL**

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## Key Features

- AVAILABLE IMMEDIATELY
- SPACIOUS THREE BEDROOM HOME
- MODERN THROUGHOUT
- FITTED KITCHEN
- SPACIOUS LIVING / DINING ROOM
- PRIVATE REAR GARDEN
- MULTIPLE OFF ROAD PARKING
- EPC - B
- EPC Rating B

£1,200 PCM





**\*\*Available Immediately\*\***

Situated within the highly regarded Elsea Park is this well-presented three-bedroom, two bathroom, semi-detached house. The property benefits from three double bedrooms, a modern kitchen/breakfast room and spacious living room. The property also benefits from its two off-road parking spaces and private rear garden.

As you enter the property, you are greeted by a long, airy entrance hall, with the first door to your right showing you into the modern kitchen/breakfast room. Further down the hall is the WC. The spacious living room is positioned to the rear of the property, with French doors leading out into the rear garden. As you head up to the first floor landing, the first room encountered is a good-sized double bedroom. The first floor layout is complete with a further double bedroom and stylish three piece family bathroom. The master bedroom and en-suite are situated on the second floor and are full of natural light from the sky lights and dormer windows.

Outside the front of the property two useful off-road parking spaces are found. The private rear garden benefits vastly from not being overlooked to the rear.

[Entrance Hall](#)

[Kitchen/Breakfast Room](#)

[Living/Dining Room](#)

[WC](#)

[Master Bedroom](#)

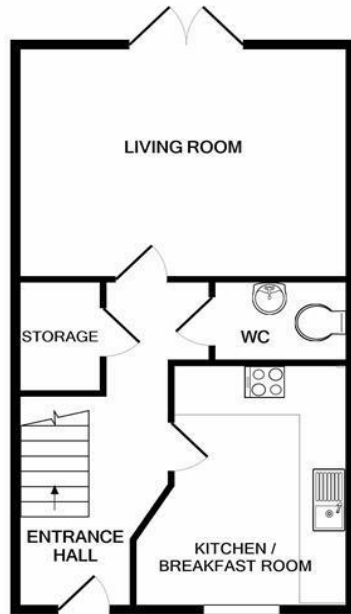
[En-Suite](#)

[Bedroom Two](#)

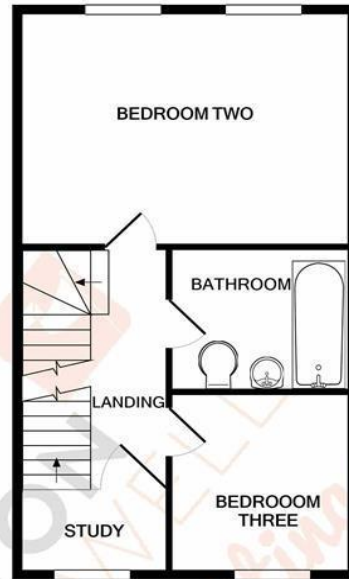
[Bedroom Three](#)

[Bathroom](#)





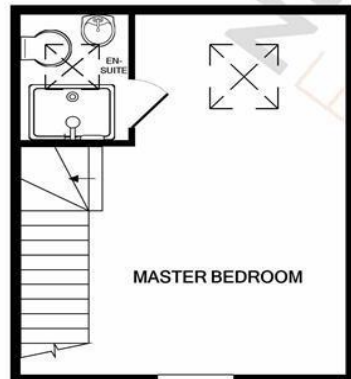
GROUND FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR  
APPROX. FLOOR  
AREA 306 SQ.FT.  
(28.4 SQ.M.)

**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.

01778 422567

bourne@newtonfallowell.co.uk  
2 North Street, Bourne, PE10 9EA