



14 Fakenham Green, Bourne, PE10 2AL

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Detached family home
- Four well balanced bedrooms
- Two bathrooms with downstairs cloakroom
- Open plan kitchen diner
- Spacious living room
- Separate study
- Landscaped rear garden
- Driveway and single garage
- EPC Rating B

£1,700 PCM





Lovely four-bedroom detached family home situated in a prime location of Bourne, close to local amenities and popular schools. The property boasts two reception rooms, open plan kitchen diner, utility room, two bathrooms with downstairs cloakroom, four well balanced bedrooms, landscaped rear garden, driveway and single garage.

The property is arranged over two floors, entering via the entrance hall which offers great flow around downstairs by connecting the living room, study, kitchen diner and cloakroom. The large living room is flooded with natural light and has ample living space. Double sliding doors open into the spacious open plan kitchen diner featuring an array of modern units with integrated appliances and a separate utility room. Completing downstairs is the versatile study and cloakroom. To the first floor, the landing connects four well balanced double bedrooms and the family bathroom. The principal bedroom also features its own three-piece ensuite shower room.



Outside to the front is an inset footpath leading to the front door accompanied with mature borders on either side. The rear garden has been landscaped featuring a patio seating area with pergola, lawn and further mature borders. A single garage and driveway are located to the side off the property.



Entrance hall 3.91m x 2.25m (12'10" x 7'5")

Cloakroom 2.13m x 1.22m (7'0" x 4'0")

Living room 5.14m x 3.53m (16'11" x 11'7")

Kitchen diner 7.92m x 3.64m (26'0" x 11'11")

Utility room 2.13m x 1.74m (7'0" x 5'8")



Study 2.21m x 2.11m (7'4" x 6'11")

Landing 3.24m x 2.95m (10'7" x 9'8")

Bedroom One 4.35m x 3.60m (14'4" x 11'10")

Ensuite 2.56m x 1.22m (8'5" x 4'0")

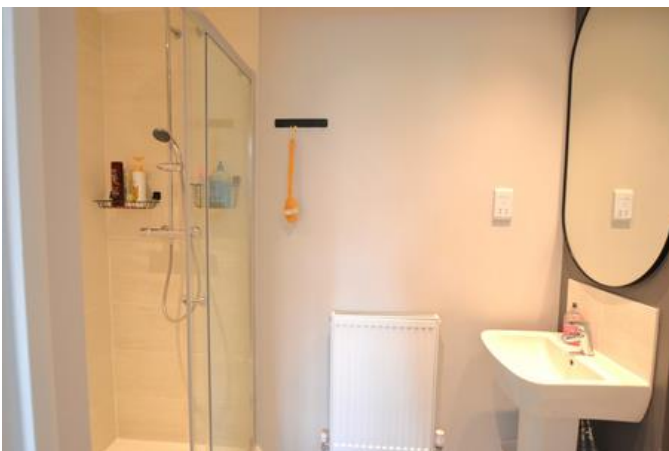


Bedroom Two 4.20m x 3.02m (13'10" x 9'11")

Bedroom Three 4.23m x 2.98m (13'11" x 9'10")

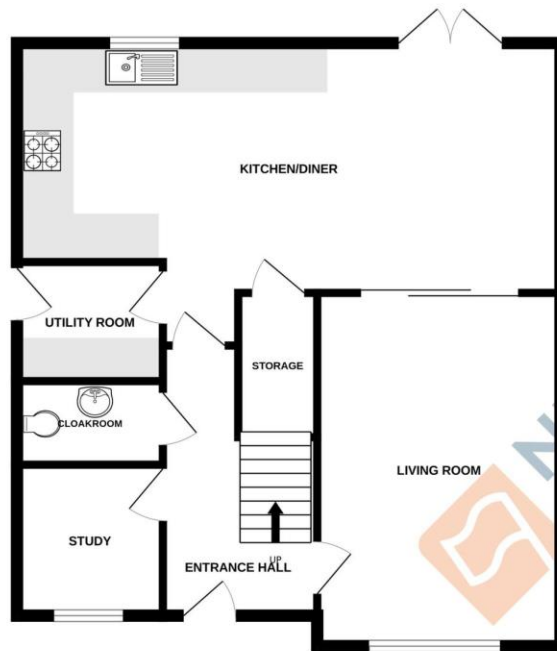
Bedroom Four 3.59m x 3.02m (11'10" x 9'11")

Bathroom 2.24m x 2.12m (7'4" x 7'0")

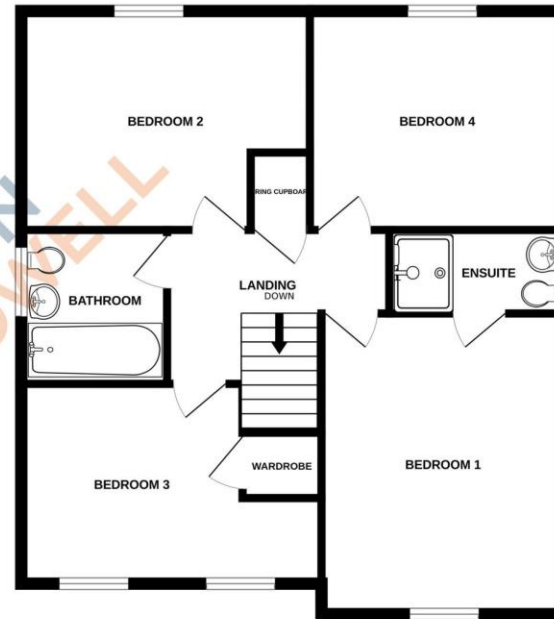




GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(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: E

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.

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