



Lingfield Park, Bourne

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Immaculately Presented Three Bedroom Family Home
- Off Road Parking and a Single Garage
- Substantial Rear Garden
- En-Suite Bathroom to Main Bedroom
- Ideal Central Location
- Council Tax Band - B
- EPC Rating B
- Freehold

£235,000





Immaculately presented three-bedroom semi-detached home situated on the popular development of Elsea Park. Benefitting from integrated appliances and single garage property cannot be missed!

On entering the property, you are initially met by an airy entrance hall, containing a useful downstairs WC. Opposite the hallway is a spacious living room. To the rear of the property, an open kitchen diner is found, enjoying ample worktop space and an array of integrated appliances.



To the first floor, the landing space separates three well-balanced bedrooms and a modern three-piece family bathroom. The main bedroom further benefits from an en-suite shower room and fitted wardrobes.

Outside the front of the property, off-road parking & single garage are found. The private & low maintenance rear garden is a lovely balance of lawn and paving.



Lounge 3.00m x 4.60m (9'10" x 15'1")

Kitchen/Diner 2.70m x 4.90m (8'11" x 16'1")

WC 2.10m x 0.90m (6'11" x 3'0")

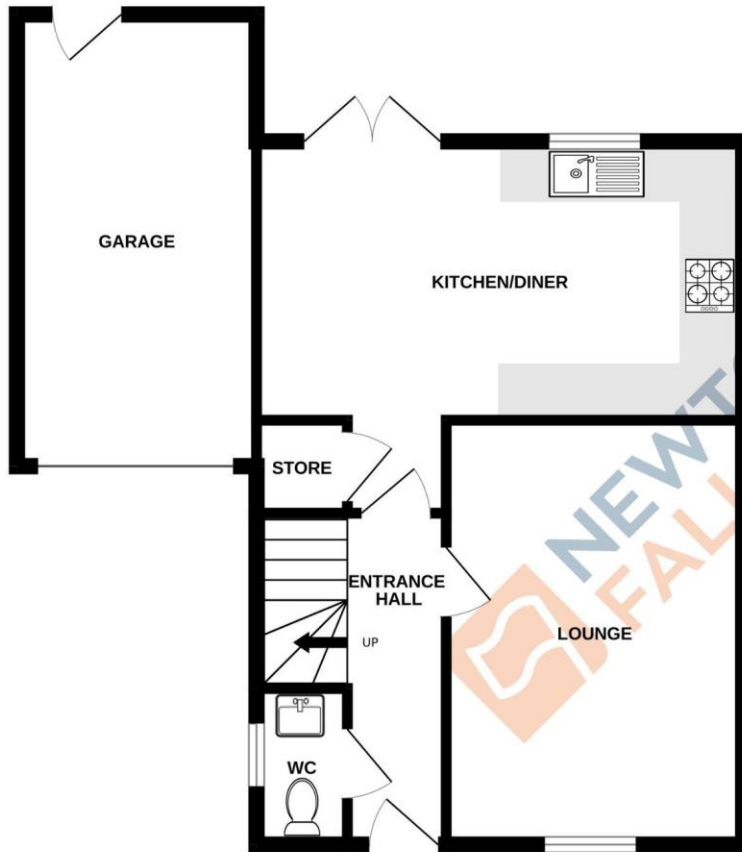
Bedroom One 2.95m x 3.12m (9'8" x 10'2")

Bedroom Two 2.97m x 3.00m (9'8" x 9'10")

Bedroom Three 2.26m x 2.64m (7'5" x 8'8")

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

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