



51 Westbourne Park, Bourne, PE10 9QS

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Three Bedroom Detached Home
- Generous Mature Rear Garden
- Home Office Area
- Large Conservatory
- Modern Kitchen
- Three Piece Bathroom
- Spacious Living room
- Downstairs Cloakroom
- Freehold

£315,000





Three-bedroom detached family home with substantial corner plot, situated in a prime location of Bourne. This lovely home boasts a generous mature rear garden, single garage with ample off-road parking, spacious living room, modern kitchen, large conservatory, home office, three well balanced bedrooms, three-piece bathroom and downstairs cloakroom.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. The entrance hall connects the living room, kitchen breakfast room and the cloakroom. The large living room is flooded with natural light thanks to the bay window and has a feature fireplace. The kitchen has an array of modern units and integrated appliances. A spacious L shaped conservatory is located off the kitchen offering an ideal reception space with access to the utility room and versatile home office. To the first floor, the landing connects three well balanced bedrooms, two of which with built in wardrobes and the family three-piece bathroom.

Outside to the front is a low maintenance lawned garden, accompanied by a block paved driveway offering ample off-road parking and access to the single garage. The rear garden is stunning all fully enclosed and private featuring a patio seating area with lovely pergola, lawned garden and mature borders all around.





Entrance Hall

Cloakroom 1.09m x 1.55m (3'7" x 5'1")

Living Room 3.73m x 5.26m (12'2" x 17'4")

Kitchen Breakfast Room 3.34m x 5.26m (11'0" x 17'4")



Conservatory 5.12m x 5.15m (16'10" x 16'11")

Utility Room 1.31m x 2.70m (4'4" x 8'11")

Office 2.59m x 2.78m (8'6" x 9'1")

Single Garage 2.74m x 5.32m (9'0" x 17'6")



Landing

Bedroom One 3.24m x 5.26m (10'7" x 17'4")

Bedroom Two 2.55m x 3.24m (8'5" x 10'7")

Bedroom Three 2.58m x 3.24m (8'6" x 10'7")

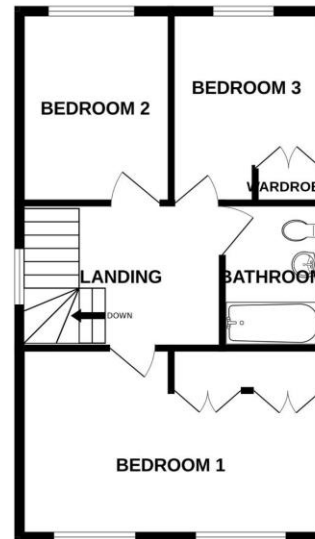
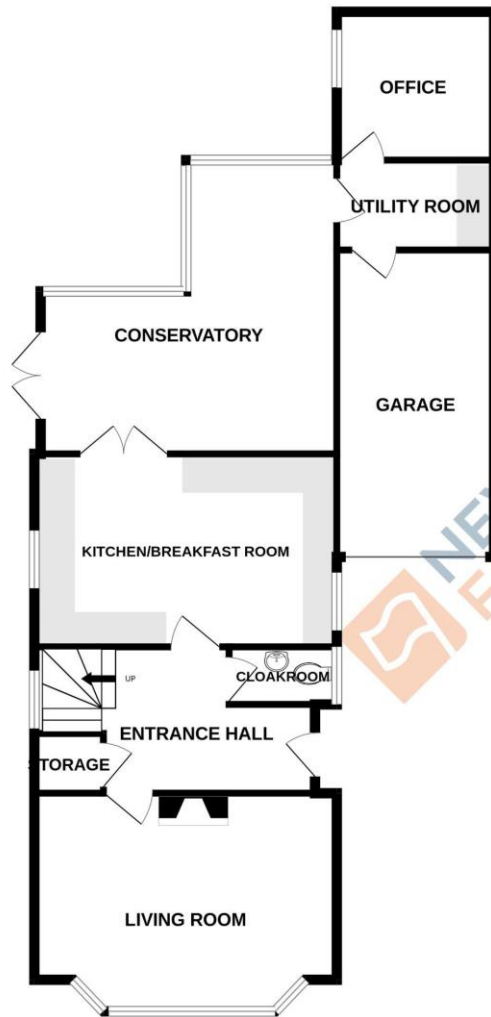
Bathroom 1.68m x 1.91m (5'6" x 6'4")





GROUND FLOOR

1ST 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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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.