



24 Lingfield Park, Bourne, PE10 0ZD

 **NEWTON FALLOWELL**



3 2 1

## Key Features

- End Town House
- Corner Plot
- Ample Off Road Parking
- Single Garage
- Enclosed Private Rear Garden
- Spacious Living Room
- Modern Kitchen Diner
- EPC Rating B
- Freehold

£255,000





Modern three storey three-bedroom end town house, situated in a prime location of Bourne, close to local amenities. The property benefits being on a corner plot offering off road parking for two vehicles, single garage, private rear garden, modern kitchen diner, spacious living room, three well balanced bedrooms, two bathrooms and downstairs cloakroom.

The property is arranged over three floors, entering via the entrance hall which connects the cloakroom, kitchen breakfast room and living room. The large living room is flooded with natural light and has French doors which open out onto the garden. Completing downstairs is the kitchen breakfast room which features an array of modern units and integrated appliances. To the first floor, the landing connects two well balanced bedrooms, the family three-piece bathroom and a further study space on the landing. To the second and final floor is the generous principal bedroom with built in wardrobes and its own three-piece en-suite shower room.

Outside to the front an inset footpath leads to the front door accompanied a low maintenance garden. To the side of the property is a driveway leading to the single garage along with a gravel section offering a further parking space. The rear garden is fully enclosed and private with a patio seating area and lawn with borders and a further storage area around the side of the garage, great for shed space.







Entrance Hall 2.07m x 4.89m (6'10" x 16'0")

Cloakroom 0.94m x 1.84m (3'1" x 6'0")

Living Room 2.42m x 4.58m (7'11" x 15'0")

Kitchen Breakfast Room 2.42m x 4.89m (7'11" x 16'0")

Landing 2.09m x 4.08m (6'11" x 13'5")



Bedroom Two 2.93m x 4.58m (9'7" x 15'0")

Bedroom Three 2.42m x 2.98m (7'11" x 9'10")

Bathroom 2.24m x 2.42m (7'4" x 7'11")

Landing/Study 1.88m x 2.07m (6'2" x 6'10")



Bedroom One 4.58m x 7.03m (15'0" x 23'1")

En-Suite 1.78m x 2.10m (5'10" x 6'11")

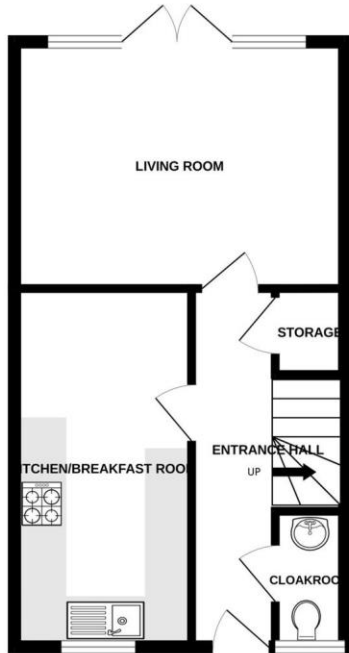
Garage 2.47m x 4.90m (8'1" x 16'1")







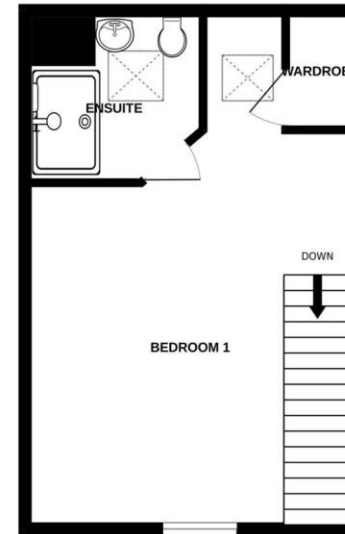
GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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		94
(81-91)	B	84	
(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: 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.