



Watling Close, Bourne

 **NEWTON FALLOWELL**

4 3 3

Key Features

- Large Four Bedroom Family Home
- Substantial South Facing Rear Garden
- Multiple Downstairs Reception Rooms
- Highly Sought After Cul De Sac Location
- Ample Off Road Parking and Double Detached Garage
- En-Suite to Main Bedroom
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£375,000





Newton Fallowell are delighted to offer this stunning four bedroom family home, situated just walking distance to Town Centre this property offers excellent downstairs accommodation, four generous bedrooms and a substantial south facing rear garden.

As you enter the property a large entrance hall provides access to the downstairs reception rooms and the first floor. The first door on the right leads into a recently modernised downstairs shower room. Going through the property a large kitchen offers a range of high quality wall and floor units. Situated just off the kitchen is the dining area, this benefits from overlooking the rear garden. A large reception room separates the kitchen and the open lounge, this space offers a feature fireplace and an additional conservatory.

The first floor comprises of four generous bedrooms, with the largest three offering fitted storage. The main bedroom benefits from a spacious three piece en-suite bathroom.

The front of the property is accessed via an inset footpath. To the right of the property is ample off road parking and a large double garage which offers an electric roller door. The south facing garden offers separate patio seating areas, a substantial lawn and mature shrubs. The property does benefit from being extremely private and not overlooked.

Entrance Hall 3.40m x 4.60m (11'2" x 15'1")

Lounge 5.87m x 3.43m (19'4" x 11'4")

Conservatory 3.25m x 3.41m (10'8" x 11'2")

Family Room 2.90m x 3.11m (9'6" x 10'2")

Sitting Room/Dining Room 2.90m x 3.11m (9'6" x 10'2")

Kitchen 4.90m x 2.38m (16'1" x 7'10")

Downstairs Shower Room 2.30m x 1.42m (7'6" x 4'8")

Bedroom One 3.56m x 3.33m (11'8" x 10'11")

En-Suite 1.81m x 1.97m (5'11" x 6'6")

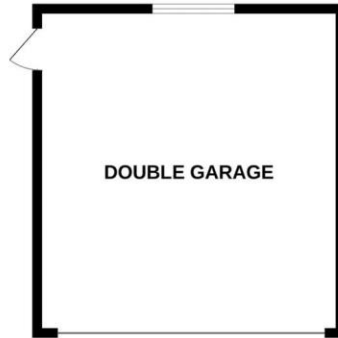
Bedroom Two 3.44m x 2.56m (11'4" x 8'5")

Bedroom Three 2.64m x 3.42m (8'8" x 11'2")

Bedroom Four 1.98m x 3.49m (6'6" x 11'6")

Family Bathroom 1.90m x 2.05m (6'2" x 6'8")

Double Garage 3.40m x 4.60m (11'2" x 15'1")



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

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.



GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.