



Lingfield Park, Bourne

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Immaculately Presented Three Bedroom Family Home
- Modern Kitchen Diner with Integrated Appliances
- Private Rear Garden
- Off Road Parking and Single Garage
- En-Suite Bathroom to Main Bedroom
- Viewing Advised
- Council Tax Band - B
- EPC Rating B
- Freehold

£220,000





Newton Fallowell are delighted to offer this ideal first home or investment property. Situated in a highly desirable area is this three bedroom semi detached property boasting excellent downstairs accommodation, three generous bedrooms and off road parking plus a single garage!

As you enter the property you are greeted with a large entrance hall offering access to the downstairs reception rooms, WC and first floor. The first door on the right leads into a spacious living room. To the rear of the property there is a large a kitchen diner offering a range of high quality integrated appliances and French doors leading outside.

The first floor compromises of three generous bedrooms with the main bedroom offering fitted wardrobes and a modern three piece en-suite bathroom. The first floor is completed with a large family bathroom.

The outside of the property offers off road parking and a single garage situated to the left hand side of the home. An inset footpath leads to the front door. Coming to the private rear the garden there are multiple patio and decking seating areas, the rest of the garden is mainly laid to lawn.



Kitchen/Diner 5.4m x 3.08m (17'8" x 10'1")

Lounge 3.3m x 4.71m (10'10" x 15'6")

Downstairs WC 1.89m x 0.82m (6'2" x 2'8")

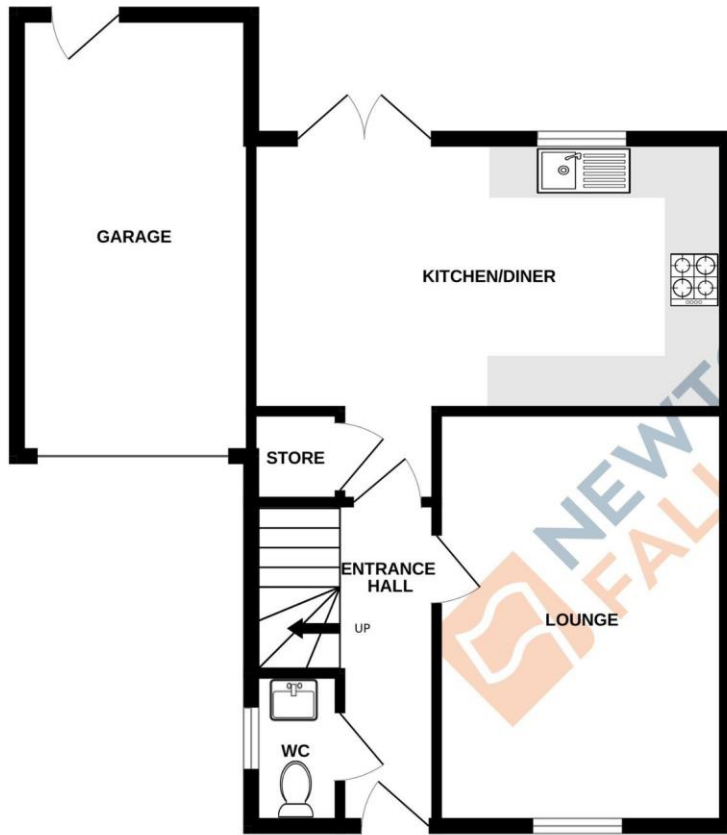
Bedroom One 2.91m x 3.19m (9'6" x 10'6")

Bedroom Two 2.7m x 3.04m (8'11" x 10'0")

Bedroom Three 2.29m x 2.61m (7'6" x 8'7")

Family Bathroom 1.93m x 2.2m (6'4" x 7'2")

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.
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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.