



91 Harrington Street, Bourne, PE10 9HB

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Three bedroom semidetached
- Generous rear garden
- Ample off-road parking
- Single garage
- Two reception rooms
- Kitchen with a large pantry
- Downstairs cloakroom and utility
- EPC rating - pending
- Freehold

£230,000





NO ONWARD CHAIN Three-bedroom semidetached home situated in a prime location of Bourne, close to local amenities and popular schools. This lovely home boasts two reception rooms, kitchen with a large pantry, three well balanced bedrooms, downstairs cloakroom, utility room, generous mature rear garden, ample off-road parking and single garage.

The property is arranged over two floors, entering via the entrance hall which connects the dining room and living room. The light and airy living room has an abundance of space, multiple windows and feature fireplace. The separate dining room is located off the kitchen, offering the possibility to be knocked through to be a kitchen diner (subject to building regulations). The kitchen is located to the rear of the property and features a large pantry. Completing downstairs is a rear hall with cloakroom, utility and storage room. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and the family bathroom. All bedrooms benefit from built in wardrobes.



Outside to the front is a gravelled driveway for one vehicle and a further concrete driveway leading down the side of the property offering more off-road parking and access to the single garage. The generous rear garden has a patio seating area and lawn with mature borders full of trees, shrubbery and flowers. To the end of the garden is the vegetable patch with green house and shed.



Entrance Hall 1.88m x 2.37m (6'2" x 7'10")

Living Room 3.49m x 5.48m (11'6" x 18'0")

Dining Room 3.19m x 3.38m (10'6" x 11'1")

Kitchen 2.13m x 3.19m (7'0" x 10'6")

Rear Hall 0.96m x 2.08m (3'1" x 6'10")



Cloakroom 0.86m x 1.52m (2'10" x 5'0")

Utility Room 1.55m x 2.54m (5'1" x 8'4")

Storage Room 1m x 1.85m (3'4" x 6'1")

Landing 1.53m x 3.36m (5'0" x 11'0")



Bedroom One 3.38m x 3.66m (11'1" x 12'0")

Bedroom Two 2.95m x 3.51m (9'8" x 11'6")

Bedroom Three 2.43m x 2.79m (8'0" x 9'2")

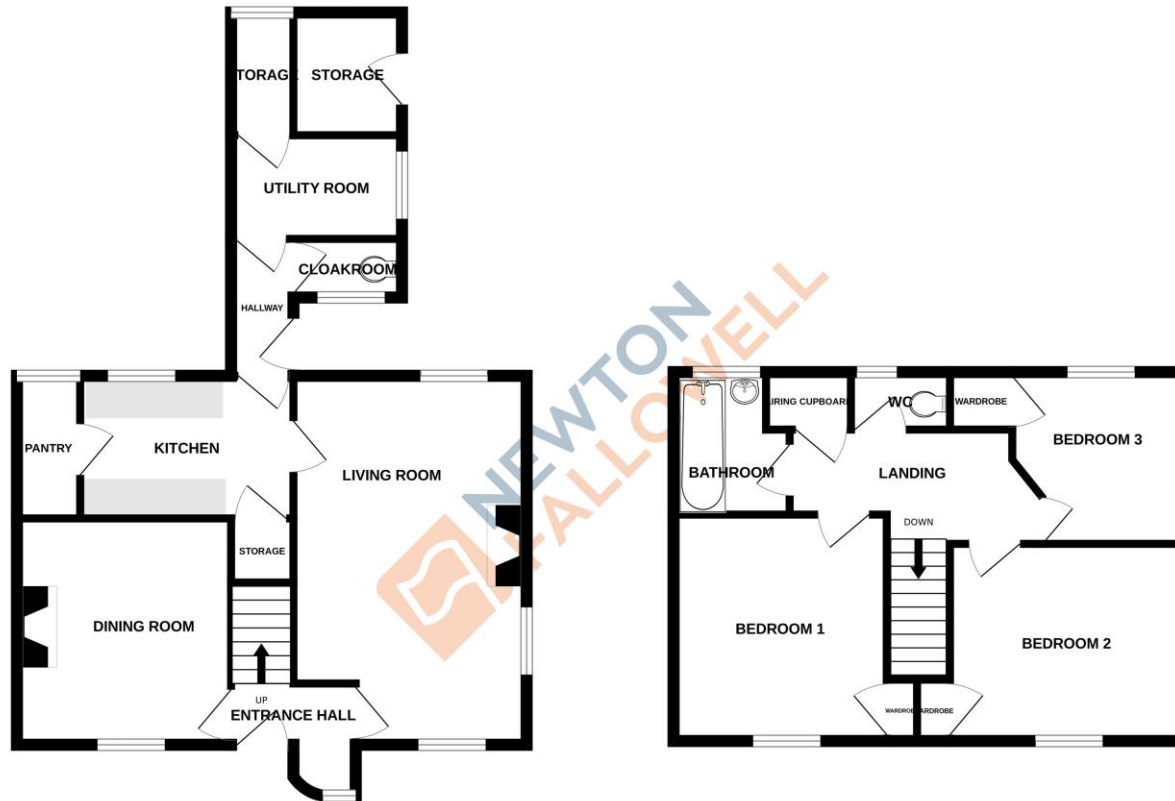
Bathroom 1.72m x 2.01m (5'7" x 6'7")





GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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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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