



Plumpton Chase, Bourne

 **NEWTON FALLOWELL**

4 2 3

Key Features

- NO ONWARD CHAIN
- Stunning Four Bedroom Detached
- Ample Off Road Parking and Double Garage
- Overlooking an Open Green
- Multiple Downstairs Reception Rooms
- South Facing Rear Garden
- Council Tax Band - E
- EPC Rating B
- Freehold

Guide Price £400,000





NO ONWARD CHAIN This immaculately presented four bedroom detached home situated down a private driveway on Elsea Park offers multiple downstairs reception rooms, a spacious rear garden which is fully enclosed and a double garage. With views over the green at the front of the property and situated only minutes from Bourne town centre this is a must view property.

On entering the property, you are greeted with a spacious bright entrance hall with a central staircase leading to a large galleried landing. The entrance hall offers access to all of the ground floor reception rooms, plus a downstairs WC and under stairs storage cupboard. Situated at the front of the property is the spacious living room, with a large window situated at the front of the property, a future fireplace. The ground floor also boasts a second reception room which is currently being used as a home office but could easily be converted into a play room/snug. The ground floor is completed with a large open plan kitchen offering a range of integrated appliances and high quality worktop space. The kitchen benefits from offering a large open plan living and dining space with French doors leading outside to the rear garden.

To the first floor, the landing space separates four generous double bedrooms and a modern four-piece family bathroom. The main bedroom further benefits from an En-Suite shower room and fitted wardrobes.



Outside the property offers many benefits including its own private driveway leading to the rear of the property, in addition it also has a double garage benefiting from power. The rear garden, which is fully enclosed, is mainly laid to lawn with a patio area ideal for hosting friends and family.



Entrance Hall 3.28m x 3.9m (10'10" x 12'10")

Lounge 3.99m x 4.93m (13'1" x 16'2")

Kitchen Breakfast Room 3.38m x 3.9m (11'1" x 12'10")

Dining/Family Room 3.46m x 3.97m (11'5" x 13'0")

Utility Room 1.69m x 2.54m (5'6" x 8'4")

Home Office / Play Room 2.11m x 2.21m (6'11" x 7'4")

Downstairs WC 1.08m x 1.71m (3'6" x 5'7")

Bedroom One 4.52m x 5.71m (14'10" x 18'8")

En-Suite Bathroom 2.2m x 2.4m (7'2" x 7'11")

Bedroom Two 3.13m x 3.88m (10'4" x 12'8")

Bedroom Three 3.3m x 3.42m (10'10" x 11'2")

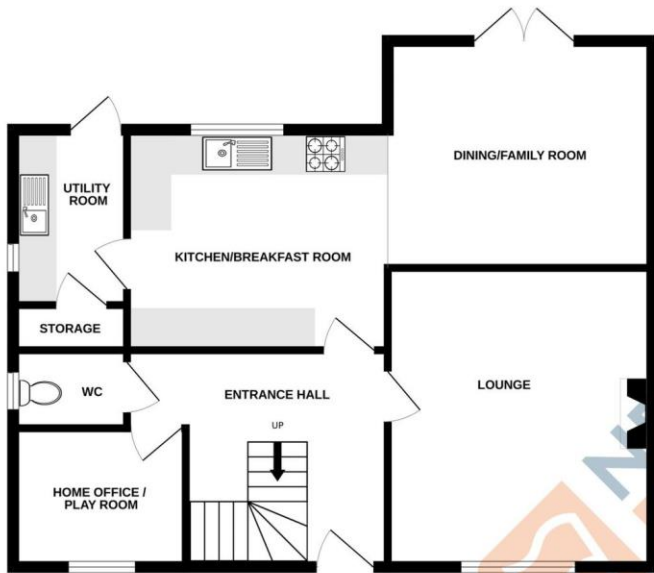
Bedroom Four 2.23m x 3.33m (7'4" x 10'11")

Family Bathroom 2.25m x 2.76m (7'5" x 9'1")





GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: E

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.