



Market Rasen Drive, Bourne

 **NEWTON FALLOWELL**





## Key Features

- NO ONWARD CHAIN
- Immaculately Presented Three Bedroom Town House
- South Facing Private Rear Garden
- Ample Off Road Parking
- Modern Kitchen Breakfast Room with Intergrated Appliances
- En-Suite to Main Bedroom
- Council Tax Band - C
- EPC Rating - B
- Freehold

£235,000





**\*NO ONWARD CHAIN\*** Newton Fallowell are delighted to offer this well presented three bedroom semi detached town house set on the popular Elsea Park development boasting three well proportioned bedrooms (the main bedroom with ensuite), a family bathroom, generous living room and a breakfast kitchen. Outside there is a private south facing enclosed rear garden with a southern aspect and a driveway providing ample parking for two cars.



On entering the property, there is a spacious hallway with stairs to the first floor and doors to the kitchen, living room and ground floor WC. The WC offers a white two piece suite and complementary tiling. The kitchen offers a wealth of modern fitted units and integrated appliances with ample space for a breakfast table and four chairs. The living room is set to the rear of the property overlooking the rear garden. To the first floor are two bedrooms and the family bathroom, both bedrooms are well proportioned with the second being a generous double with large dual aspect windows overlooking the rear garden. To the second floor boasts a large main bedroom offering fitted wardrobes and a modern three piece en-suite bathroom.



Outside the property offers a block paved parking area for two cars which is located to the front of the property meeting gated access to the rear garden. The south facing rear garden offers multiple patio seating areas, a large lawn area and garden shed. This property greatly benefits from having a private rear garden.

**Kitchen Breakfast Room 3.44m x 3.63m (11'4" x 11'11")**

**Lounge 3.63m x 4.78m (11'11" x 15'8")**

**Downstairs WC 1.86m x 1.07m (6'1" x 3'6")**

**Bedroom One 5.29m x 3.3m (17'5" x 10'10")**

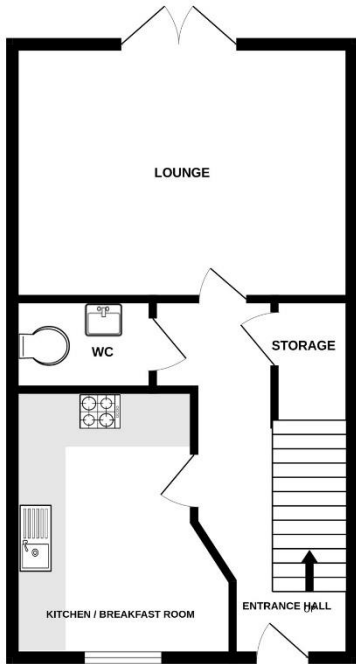
**En-Suite Bathroom 1.94m x 1.41m (6'5" x 4'7")**

**Bedroom Two 3.36m x 4.78m (11'0" x 15'8")**

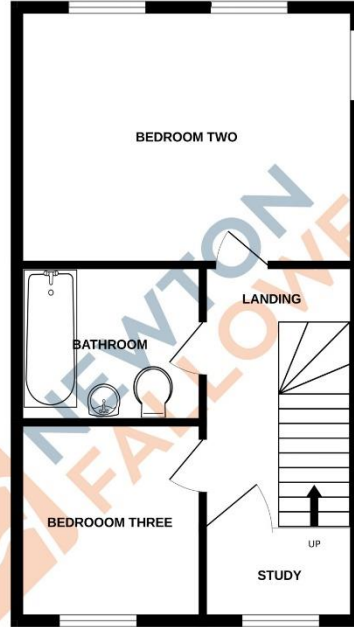
**Bedroom Three 3.09m x 2.55m (10'1" x 8'5")**

**Family Bathroom 1.89m x 2.55m (6'2" x 8'5")**

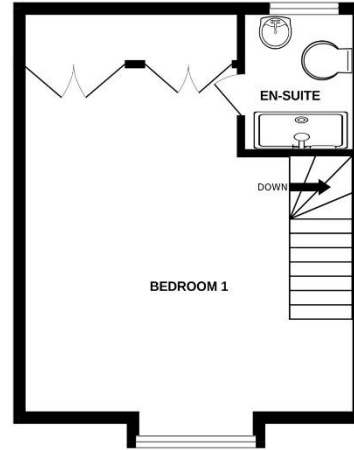
GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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		94 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: 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.