



Towcester Court, Bourne

 **NEWTON FALLOWELL**



Key Features

- NO ONWARD CHAIN
- Immaculately Presented Two Bedroom Semi Detached Home
- Large South Facing Rear Garden
- En-Suite to Main Bedroom
- Modern Kitchen with Integrated Appliances
- Ample Off Road Parking
- Council Tax Band - B
- EPC Rating - B
- EPC Rating B

£179,995





NO ONWARD CHAIN Two bedroom immaculately presented semidetached home, tucked away on a quiet cul de sac of Bourne, close to local amenities. This lovely home boasts a large living room, modern kitchen, two bathrooms with downstairs cloakroom, large rear garden and tandem length driveway.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor, the entrance hall also offers great flow downstairs connecting the living room, kitchen and cloakroom. The kitchen has a wealth of modern units, integrated washing machine, fridge freezer, oven and hob. The light and airy living room has an abundance of space, a handy storage cupboard and French doors which open out onto the garden. To the first floor, the landing connects two well balanced bedrooms and the family three-piece bathroom. Bedroom one also enjoys its own three-piece en suite shower room.

Outside to the front an inset footpath leads to the front door accompanied by a shrubbery border. To the side of the property is the tandem length driveway for two vehicles. Gated access to the side of the property leads into the enclosed rear garden with patio seating area and lawn.

Entrance Hall 2.25m x 2.87m (7'5" x 9'5")

Cloakroom 1m x 1.77m (3'4" x 5'10")

Living Room 3.89m x 4.55m (12'10" x 14'11")

Kitchen 2.31m x 2.87m (7'7" x 9'5")

Landing 2.25m x 3.1m (7'5" x 10'2")

Bedroom One 3m x 3.61m (9'10" x 11'10")

En-suite 1.35m x 1.8m (4'5" x 5'11")

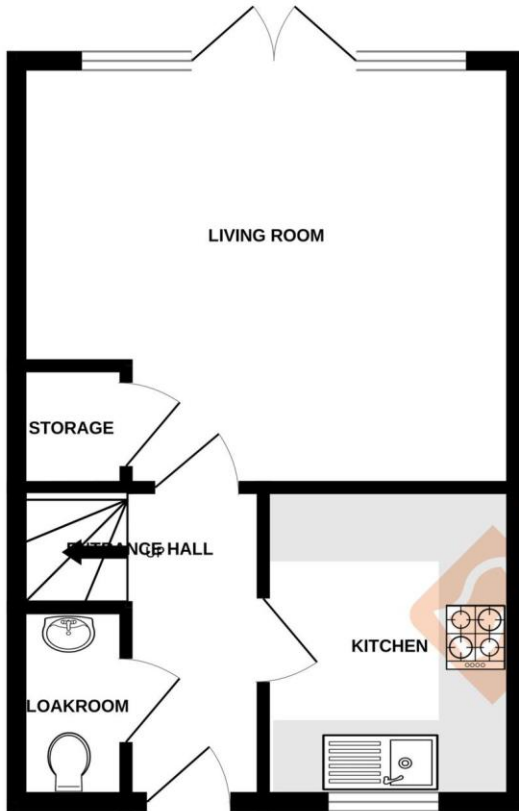
Bedroom Two 2.39m x 3.1m (7'10" x 10'2")

Bathroom 1.81m x 2.25m (5'11" x 7'5")

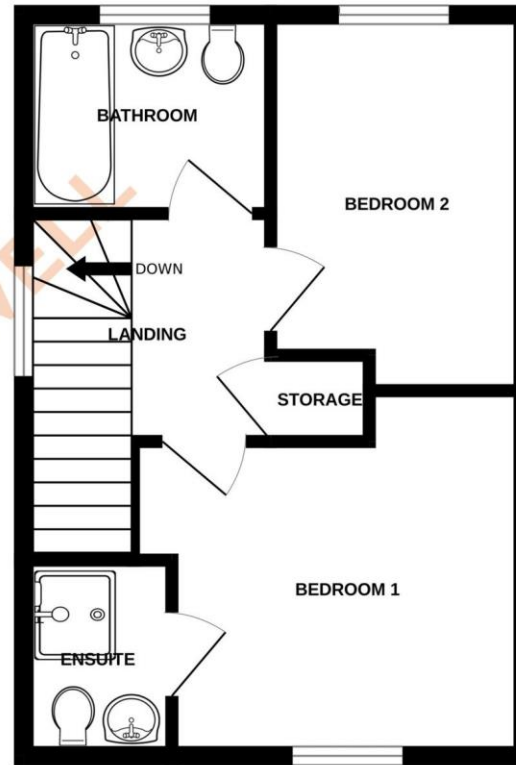
Agent Note

This property is within the footprint of a neighbouring property that has had Japanese Knotweed. No Japanese Knotweed has been identified with this property but there is an insurance in place. For further information do contact the office on 01778 422567

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:
Local Authority: South Kesteven
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.