



Ostler Drive, Bourne

 **NEWTON FALLOWELL**



Key Features

- Immaculately Presented Detached Bungalow
- Three Large Double Bedrooms
- Recently Renovated Through Out
- Ample Off Road Parking
- Substantial Corner Plot
- Council Tax Band - B
- EPC Rating D
- Freehold

£300,000





Located in the highly sought-after area of Bourne, this stunning, extended three-bedroom detached bungalow. The property boasts an open-plan kitchen diner, a spacious living room, two double bedrooms, a modern bathroom, and an extensive corner plot with two gardens and ample off road parking.

Upon entering the property, you are greeted by a large entrance hall that provides an excellent flow throughout the bungalow. This connects the three large double bedrooms, the shower room, the living room, and the open plan kitchen diner. The spacious main bedroom, filled with natural light, features a charming fireplace. The extended kitchen diner offers an array of high-quality wall and floor units, integrated appliances and a beautiful sun room which offers a great seating area to enjoy the garden views. The modern, fully tiled three-piece shower room completes the interior.

This property boasts from being situated on an extensive corner plot offering ample off road parking, a large wrap around garden which is mainly laid to lawn with a separate gravelled seating area. This property does also offer a separate outbuilding/lodge which benefits from a kitchenette and a separate en-suite bathroom. (Available via separate negotiation)





Entrance Hall 2.3m x 3.67m (7'6" x 12'0")

Kitchen Diner 2.89m x 3.81m (9'6" x 12'6")

Sun Room 2.89m x 3.38m (9'6" x 11'1")

Conservatory 2.87m x 1.94m (9'5" x 6'5")

Bedroom One 3.5m x 4.39m (11'6" x 14'5")



Bedroom Two 3.44m x 3.79m (11'4" x 12'5")

Bedroom Three / Reception Room 2.93m x 3.43m (9'7" x 11'4")

Bathroom 1.95m x 2.25m (6'5" x 7'5")



Outbuilding 2.61m x 4.21m (8'7" x 13'10")

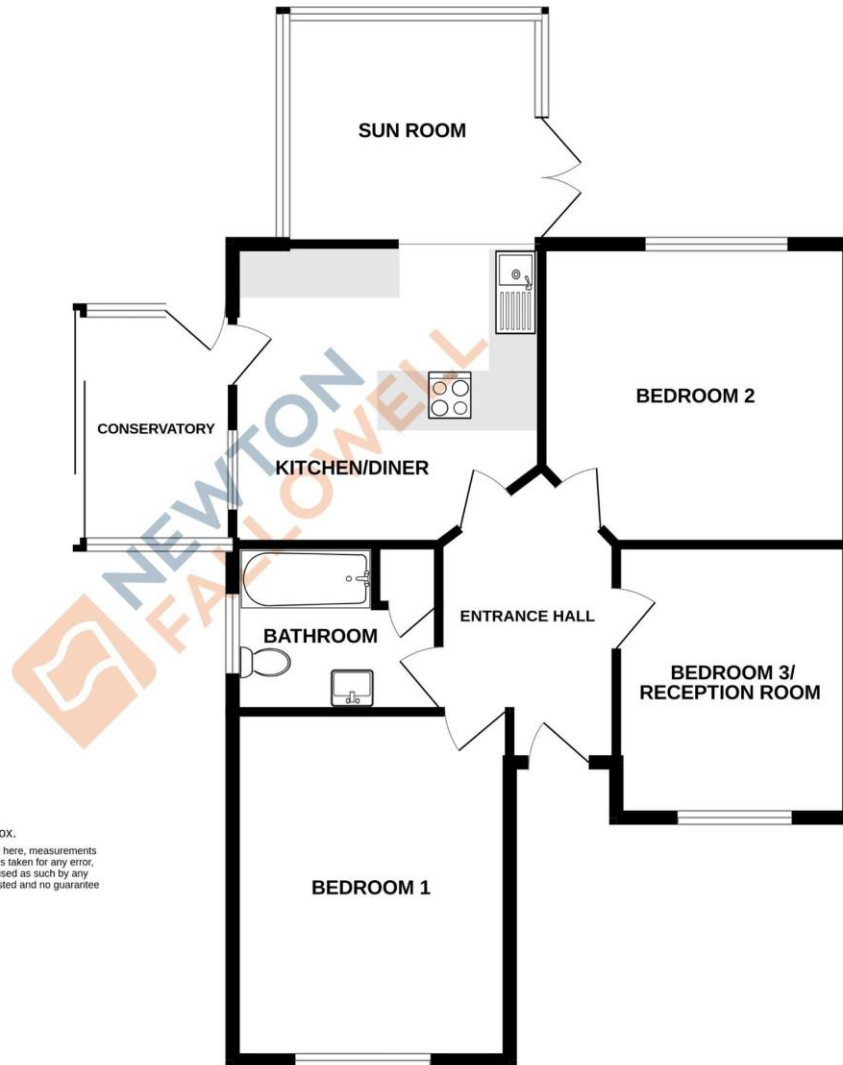
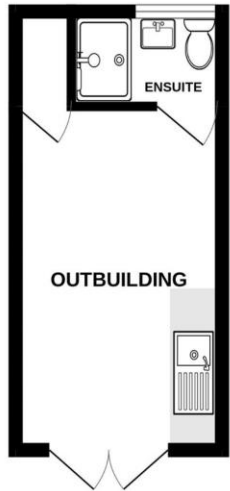
En-Suite 1.14m x 1.93m (3'8" x 6'4")





OUTBUILDING
156 sq.ft. (14.5 sq.m.) approx.

GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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.