



Broadway Close, Bourne

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- NO ONWARD CHAIN
- Highly Sought After Location
- Three Bedroom Detached Family Home
- Immaculately Presented Three Piece Family Bathroom
- Ample Off Road Parking and Single Garage
- South Facing Rear Garden
- Council Tax Band - C
- EPC Rating F
- Freehold

£260,000





No Onward Chain Newton Fallowell is pleased to present this stunning three-bedroom detached home, situated in a sought-after cul-de-sac, within walking distance of local schools and amenities. The property offers spacious living accommodation, three generous double bedrooms, and a substantial south-facing rear garden.

Upon entering, the porch leads into a welcoming entrance hall that provides seamless access to the ground floor reception rooms and the first floor. To the right, the cosy living room is filled with natural light and features a gas fireplace. Towards the rear, a separate dining room boasts patio doors opening onto the garden. Completing the downstairs area is a modern kitchen with integrated appliances.

Upstairs, the property comprises three large double bedrooms. The principal bedroom benefits from a large double-glazed window overlooking the front and substantial fitted wardrobes. The first floor also features a contemporary family bathroom with a stunning walk-in shower.

Externally, the property offers ample off-road parking, a single garage with power, and side access to the rear garden. The south-facing garden is primarily laid to lawn and includes a separate patio area and a large garden shed.

Lounge 4.07m x 3.59m (13'5" x 11'10")

Dining Room 2.62m x 2.72m (8'7" x 8'11")

Kitchen 3.1m x 3.22m (10'2" x 10'7")

Porch 0.97m x 2.03m (3'2" x 6'8")

Bedroom One 3.31m x 3.55m (10'11" x 11'7")

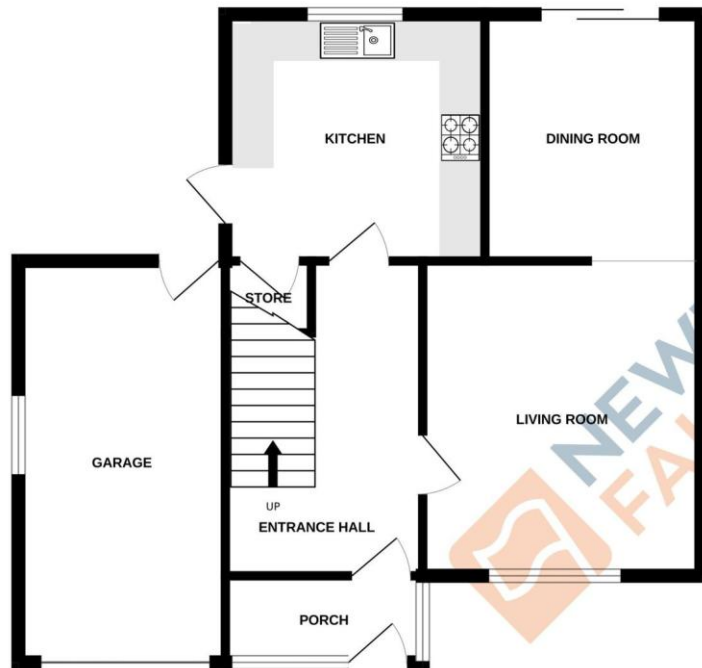
Bedroom Two 2.66m x 3.55m (8'8" x 11'7")

Bedroom Three 2.63m x 2.91m (8'7" x 9'6")

Family Bathroom 2.42m x 1.68m (7'11" x 5'6")

Single Garage 5.22m x 2.64m (17'1" x 8'8")

GROUND FLOOR
647 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.