



Great Leighs, Bourne

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- NO ONWARD CHAIN
- Ideal First Home or Investment Property
- Main Bedroom with an En-Suite
- Ample Off Road Parking
- Modern Kitchen Diner with Intergrated Appliances
- Great Outlook Over Childs Playpark
- Council Tax Band - B
- EPC Rating C
- Freehold

£210,000





NO ONWARD CHAIN Delighted to bring to the market, this beautifully presented three bedroom end terraced home. situated in the popular Elsea Park development and over looking a park area, this property has to be viewed to be appreciated. boasting a cloakroom an En-Suite and a kitchen diner this would be an excellent family home.

Upon entering the property you find yourself in the entrance hall with a door to the downstairs cloakroom, and a further door to the Lounge. From her you enter the well appointed Kitchen/Breakfast Room that benefits from integrated oven, hob, dishwasher and washing machine. The first floor landing leads to a master bedroom with an en-suite and two further bedrooms, the property also boasts a three piece family bathroom.

Outside the property has two off road parking spaces, and a mature rear garden with patio area, and also overlooks a small park/play area.



Lounge 4.57m x 3.62m (15'0" x 11'11")

Kitchen/Diner 4.68m x 3.29m (15'5" x 10'10")

Bedroom One 3.26m x 3.05m (10'8" x 10'0")

Bedroom Two 3.88m x 2.46m (12'8" x 8'1")

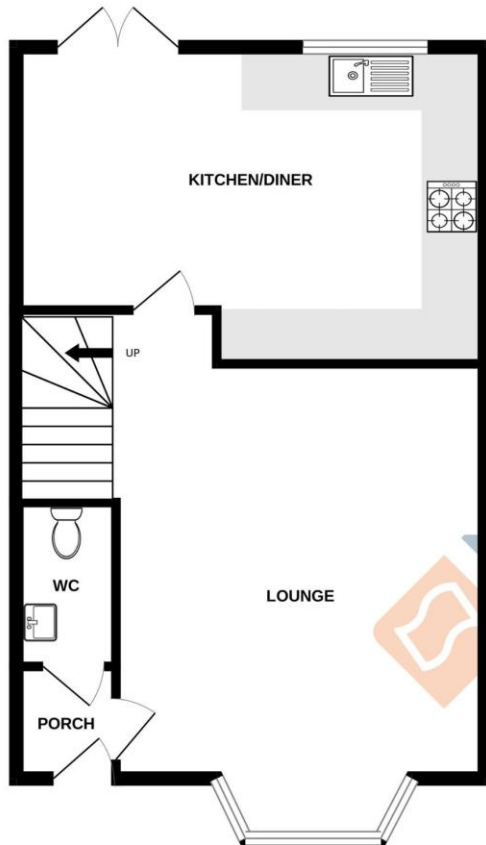
Bedroom Three 2.15m x 2.26m (7'1" x 7'5")

Family Bathroom 1.81m x 1.7m (5'11" x 5'7")

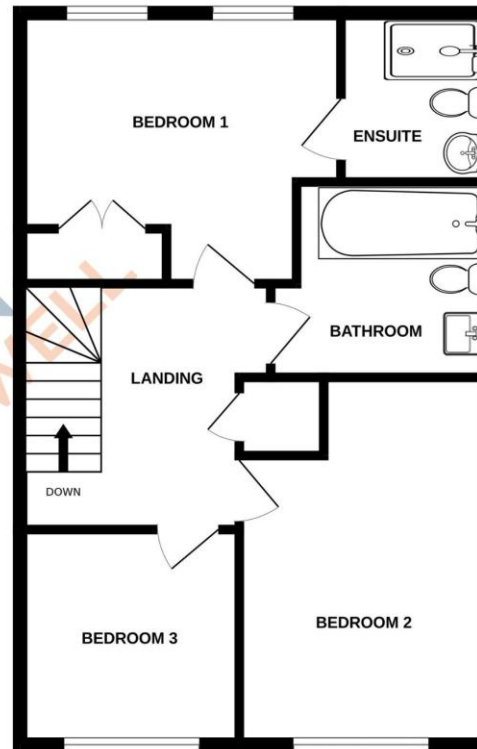
En-Suite 2.09m x 1.36m (6'11" x 4'6")

Agent Note - There is a management fee for the area - Elsea park management approximately £33pm

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 C	
55-68	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.