



Austerby, Bourne

 **NEWTON FALLOWELL**



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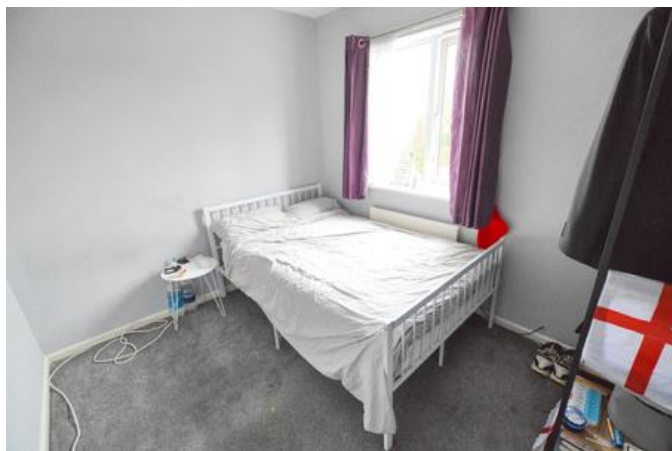
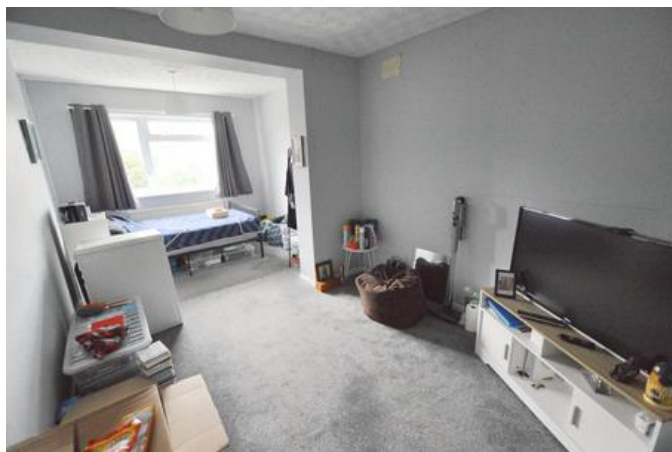
## Key Features

- NO ONWARD CHAIN
- Substantial Four Bedroom Detached House
- Ample Off Road Parking and Single Garage
- Large Private South Facing Rear Garden
- Excellent Town Centre Location
- Council Tax Band - D
- EPC Rating D
- Freehold

£255,000







**\*NO ONWARD CHAIN\*** Newton Fallowell are delighted to offer this four bedroom detached house situated in the heart of Bourne, located only walking distance to local amenities and schools. This property offers a substantial south facing rear garden.

As you enter the property you are greeted with a large entrance hall offering access to the downstairs reception rooms and first floor. The first door on the right leads into a cosy lounge, going through the property is a large open sitting and dining room with patio doors leading outside. The ground floor is completed with a large kitchen which offers high quality wall and floor units, an electric oven and induction hob. Just off the kitchen is a separate utility space and downstairs WC.

The first floor offers four generous bedrooms and a modern shower room, plus a handy storage cupboard.

To the front of the property there is off road parking and a single garage. The rear garden benefits from being south facing, mainly laid to lawn with a separate patio area and multiple storage sheds.

Lounge 4.57m x 3.25m (15'0" x 10'8")

Kitchen / Diner 5.8m x 3.1m (19'0" x 10'2")

Sitting/Dining Room 5.8m x 3.29m (19'0" x 10'10")

Entrance Hall 3.25m x 1.81m (10'8" x 5'11")

Downstairs WC 2.72m x 0.96m (8'11" x 3'1")

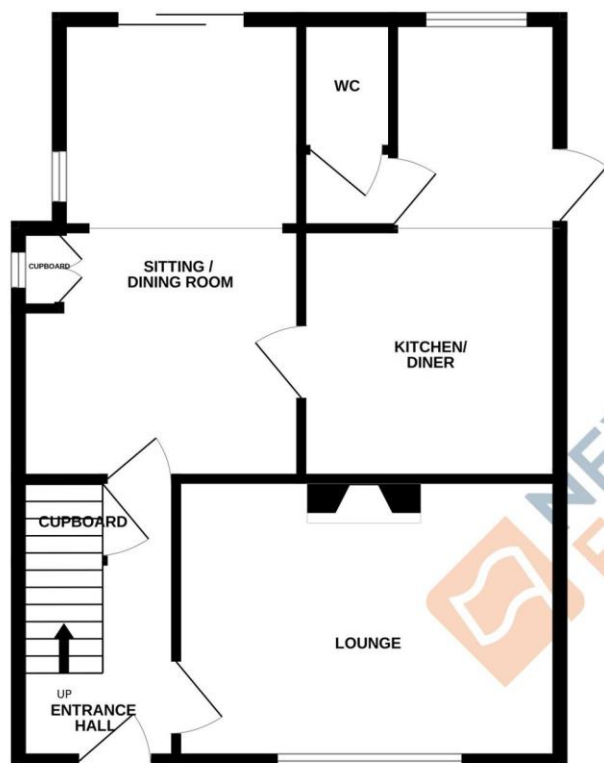
Bedroom One 3.41m x 3.27m (11'2" x 10'8")

Bedroom Two 5.87m x 2.83m (19'4" x 9'4")

Bedroom Three 3m x 2.51m (9'10" x 8'2")

Bedroom Four 3m x 2.51m (9'10" x 8'2")

GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.2 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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven  
Council Tax Band: D

#### 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.