



Bates Close, Bourne

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Immaculately Presented Four Bedroom Town House
- Open Plan Kitchen/Dining/Living
- En-Suite to Main Bedroom
- Ample Off Road Parking and Single Garage
- South Facing Landscaped Rear Garden
- 9 Years Left on New Build Warranty
- Council Tax Band - C
- EPC Rating B
- Freehold

£274,000





Newton Fallowell are delighted to offer this exquisite property which boasts a beautifully landscaped rear garden, an open-plan modern kitchen and dining area, a bright and airy living room, two well-appointed bathrooms, a downstairs cloakroom, four spacious bedrooms, a driveway, and a single garage.

The property is thoughtfully arranged over two floors. Upon entering the entrance hall, you'll find seamless access to the living room, study, cloakroom, and kitchen-diner. The expansive living room is filled with natural light, while the study provides a versatile space, ideal for a home office or playroom. The heart of the home is the open-plan kitchen-diner located at the rear of the property, featuring a modern kitchen with an extensive range of units and ample dining space with snug area overlooking the garden.

The first-floor landing leads to three further generously sized double bedrooms and a stylish three-piece family bathroom. The primary bedroom boasts an en-suite bathroom with a walk-in shower.

Outside, the front of the property features a well-maintained border and an inset footpath leading to the front door. To the side, the driveway provides ample off-road parking and access to the single garage. The south facing, landscaped rear garden offers a generous patio seating area, substantial lawn, and mature borders.





Open Plan Kitchen/Dining/Living 6.1m x 3.9m (20'0" x 12'10")

Lounge 3.95m x 3.62m (13'0" x 11'11")

Home Office / Bedroom Four 2.75m x 1.56m (9'0" x 5'1")

Bedroom One 3.9m x 3.03m (12'10" x 9'11")



En-Suite Bathroom 2.14m x 1.54m (7'0" x 5'1")

Bedroom Two 3.94m x 3.51m (12'11" x 11'6")

Bedroom Three 3.1m x 3.9m (10'2" x 12'10")

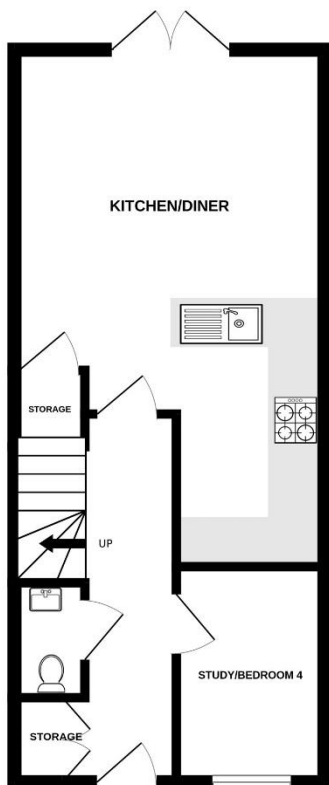
Family Bathroom 1.7m x 1.96m (5'7" x 6'5")

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

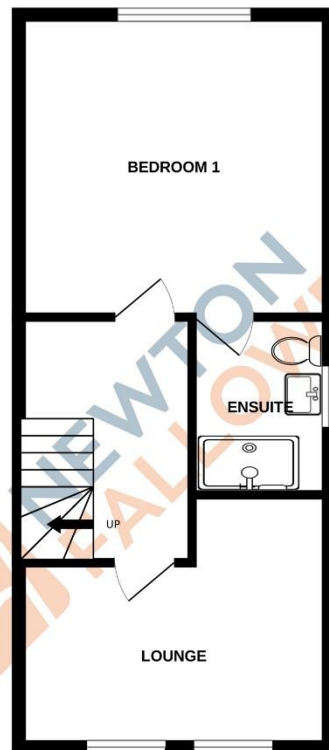




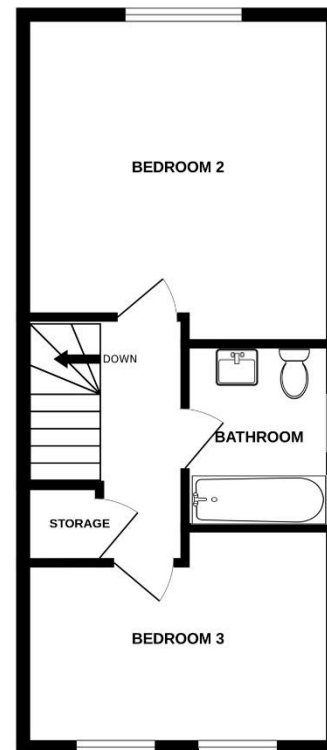
GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.3 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		95 A
81-91	B	85 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: 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.