



Chester Close, Bourne

 **NEWTON FALLOWELL**



Key Features

- Spacious Three Bedroom Semi-Detached Home
- Modern Kitchen with Integrated Appliances
- Landscaped Low Maintenance Rear Garden
- Excellent Off-Road Parking
- Prime Cul De Sac Location
- En-Suite to Main Bedroom
- Council Tax Band - B
- EPC Rating B
- Freehold

Guide Price £225,000 - £235,000





Newton Fallowell are delighted to offer this ideal first home or investment property. Situated in a highly desirable area, this three-bedroom semi-detached property boasts excellent downstairs accommodation, three generous bedrooms and ample off-road parking!

Upon entering the property, you are greeted by a large entrance hall providing access to the downstairs reception rooms, WC, and first floor. The first door on the right leads into a spacious living room, offering a large bay window. At the rear of the property, there is a large kitchen diner featuring high-quality integrated appliances and French doors leading outside. The current owners have converted the downstairs storage cupboard into a pantry.

The first floor comprises three generous bedrooms. The main bedroom includes a modern three-piece en-suite bathroom. The first floor is completed with a large family bathroom and additional airing cupboard.

Outside, the front of the property offers side-by-side off-road parking for two vehicles. An inset footpath leads to the front door. The private rear garden features multiple patio and decking seating areas, with the rest of the garden mainly laid to artificial lawn offering an excellent low maintenance outside space.

Lounge 3.59m x 5.21m (11'10" x 17'1")

Kitchen/Diner 3.17m x 4.55m (10'5" x 14'11")

Downstairs WC 0.92m x 1.6m (3'0" x 5'2")

Bedroom One 2.56m x 3.57m (8'5" x 11'8")

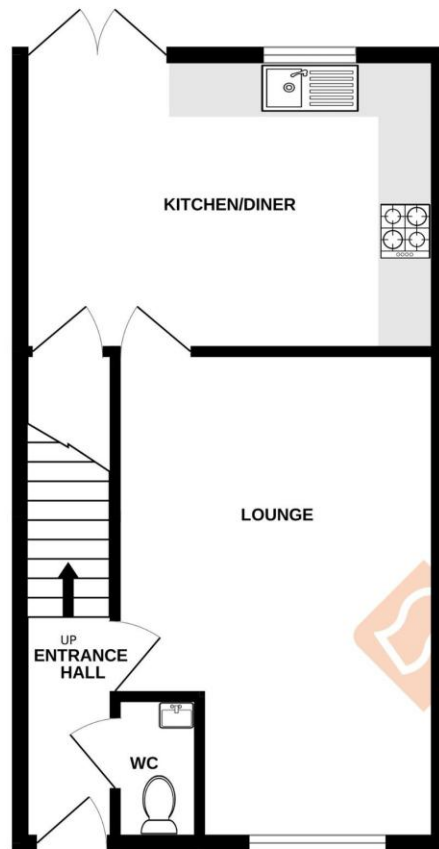
En-Suite Bathroom 2.55m x 1.33m (8'5" x 4'5")

Bedroom Two 3.1m x 2.56m (10'2" x 8'5")

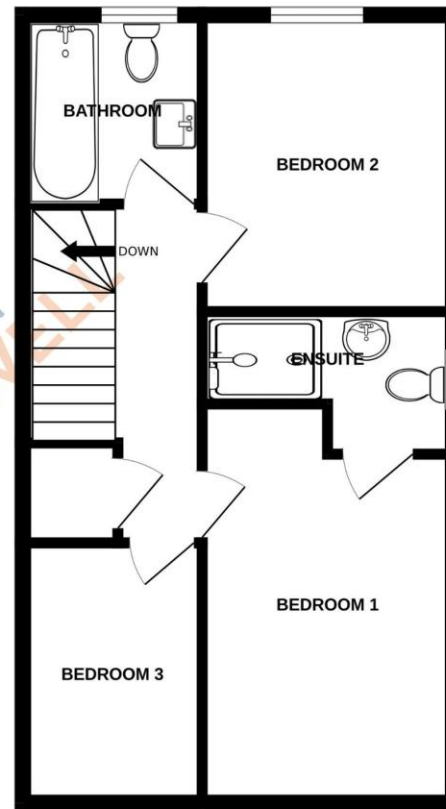
Bedroom Three 2.61m x 1.91m (8'7" x 6'4")

Family Bathroom 1.69m x 1.91m (5'6" x 6'4")

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 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, 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
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.

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