



44 Bath Close, Bourne, PE10 0WX

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- NO ONWARD CHAIN
- Extended Three Bedroom Semi-Detached Family Home
- Prime Cul De Sac Location
- Open Green Outlook to Front & Rear
- Off Road Parking and Single Garage
- High Quality Modern Kitchen with Intergrated Applinaces
- Council Tax Band - B
- EPC Rating Pending
- Freehold

£235,000





* NO ONWARD CHAIN * This EXTENDED modern family home is located at the end of a quiet cul de sac location on the popular development of Elsea Park. Benefiting from views over open green space to the front and rear the property also benefits from gas central heating, modern decor, three bedrooms, one with en suite and a kitchen diner, as well as parking and garage. The current owners have made the great addition of a separate utility room.

On entering the property, you are greeted with a large hallway leading the first floor and downstairs reception rooms. The first door on the right leads into a handy downstairs WC. Situated at the front of the property is a cosy living room. The rear of the property offers a modern kitchen offering a full size fridge, separate integrated freezer, integrated dishwasher and washing machine. Situated just off the kitchen is a separate utility room with space for a stand-alone tumble dryer.

The first floor offers three generous bedrooms with both the second and third bedroom offering fitted wardrobes and open views over playing fields. To the front of the property offers a large main bedroom with fitted storage and an en-suite shower room. The first floor is completed with a large family bathroom.

This property is positioned in a prime cul de sac offering off road parking, a single garage with a personal door. The rear garden has been landscaped, offering a low maintenance space with a arrange of patio and decking areas.





Kitchen / Diner 5.38m x 3m (17'8" x 9'10")

Lounge 3.3m x 4.78m (10'10" x 15'8")

Utility Room

Bedroom One 3.15m x 2.92m (10'4" x 9'7")

En-Suite Bathroom 1.35m x 2.51m (4'5" x 8'2")



Bedroom Two 3.02m x 2.74m (9'11" x 9'0")

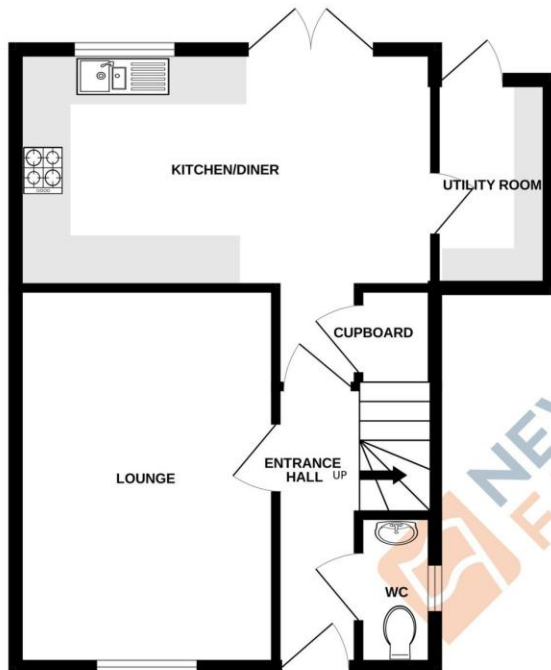
Bedroom Three 2.29m x 2.64m (7'6" x 8'8")

Family Bathroom 2.16m x 1.88m (7'1" x 6'2")

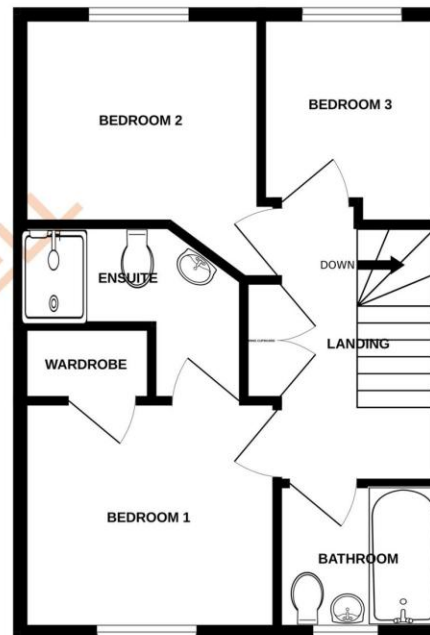




GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 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.

01778 422567

bourne@newtonfallowell.co.uk
2 North Street, Bourne, PE10 9EA