



6 The Spinney, Twenty, Bourne, PE10 0BB

 **NEWTON FALLOWELL**



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## Key Features

- Three-Bedroom Detached Bungalow
- Large Entrance Hall With Easy Access To All Rooms
- Spacious Kitchen-Diner
- Generous-Sized Lounge
- Family Bathroom and Modern En-Suite
- Ample Off-Road Parking and Garage
- Well Maintained Garden with Stunning Views
- No Onward Chain
- EPC Rating E

£295,000







Situated in a semi-rural cul-de-sac just a few miles drive outside of Bourne, this Three-Bedroom Detached Bungalow hosts ample off road parking, spacious living and stunning farmland views to the rear. The property boasts three generous sized bedrooms with an en-suite to the main bedroom, a large kitchen-diner and conservatory to the rear.

Upon entering the property you are greeted with a large entrance hallway which provides access on the left to the very generous-sized lounge which benefits from high ceilings and spotlights as well as double doors through to the conservatory. The kitchen-diner offers a built-in oven, fridge and dishwasher as well as space for a free-standing fridge freezer. The kitchen itself is finished to a high standard including under cupboard spotlights and ample storage. Moving through the kitchen you also have a good-sized utility room which offers space for a tumble dryer and washing machine. Bedroom one contains a modern en-suite and built-in wardrobes and bedroom two allows space for a double bed as well as further storage. The third bedroom is separated from the tasteful family bathroom by further built-in storage.

To the front of the property there is two off-road parking spaces as well as a single garage. The rear garden boasts a mix of well maintained lawn, flower bed and patio spaces. Furthermore, there are two sheds which benefit from mains power. The finishing touch to this property is the stunning farmland views which can be seen from the main bedroom and conservatory as well as all outdoor spaces.







Entrance Hall

Lounge 4.83m x 3.91m

Kitchen-Diner 5.61m x 3.05m

Utility Room 2.46m x 1.57m

Conservatory 5.00m x 2.49m

Bedroom 1 4.80m x 3.00m

En-Suite

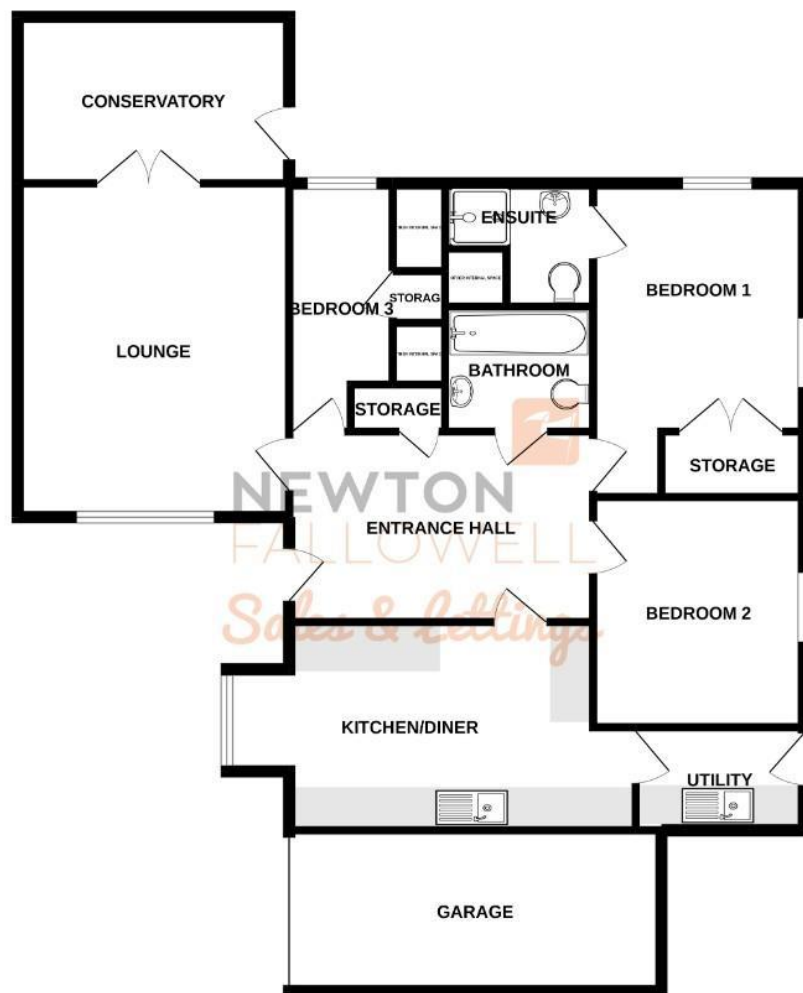
Bedroom 2 3.28m x 3.00m

Bedroom 3 3.76m x 2.11m

Family Bathroom



GROUND FLOOR  
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### 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.

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