



45 Harrington Street, Bourne, PE10 9HA

 **NEWTON FALLOWELL**



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## Key Features

- Semi detached home
- Ample off road parking
- Generous rear garden
- Two spacious reception rooms
- Modern shower room
- Three well balanced bedrooms
- EPC Rating D
- Freehold

£200,000

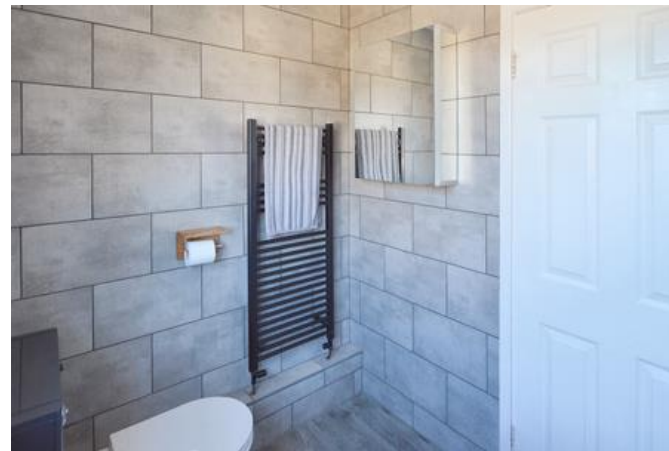




Three-bedroom semidetached home situated in a prime location of Bourne, close to local amenities and popular schools. The property benefits from a generous rear garden, ample off-road parking, two reception rooms, three well balanced bedrooms and a modern shower room.

The property is arranged over two floors, with access via the entrance hall with stairs leading to the first floor and a doorway into the first reception room. The first reception room offers versatility as either a dining room or family room. Continuing through the property you enter the next reception room currently being used as a living room and has an abundance of space and natural light. Completing downstairs, it the kitchen with an array of units, a separate rear hallway and the three-piece modern shower room. To the first floor, the landing connects two well-proportioned double bedrooms and a further single bedroom. Two of the bedrooms had built in wardrobes.

Outside to the front is a gravelled driveway offering ample off-road parking for at least two vehicles. An inset footpath leads down the side of the driveway and access to the front door. Gated access to the side of the property leads into the enclosed rear garden with patio seating area and a large lawn space.







Entrance Hall 0.89m x 0.81m (2'11" x 2'8")

Dining Room/Family Room 3.9m x 2.9m (12'10" x 9'6")

Living Room 3.9m x 3.25m (12'10" x 10'8")

Kitchen 2.76m x 2.57m (9'1" x 8'5")

Rear Hallway 2.76m x 0.75m (9'1" x 2'6")

Shower Room 2.76m x 1.53m (9'1" x 5'0")

Landing 2.44m x 0.71m (8'0" x 2'4")

Bedroom One 3.95m x 2.91m (13'0" x 9'6")

Bedroom Two 3.25m x 2.43m (10'8" x 8'0")

Bedroom Three 2.32m x 2.32m (7'7" x 7'7")



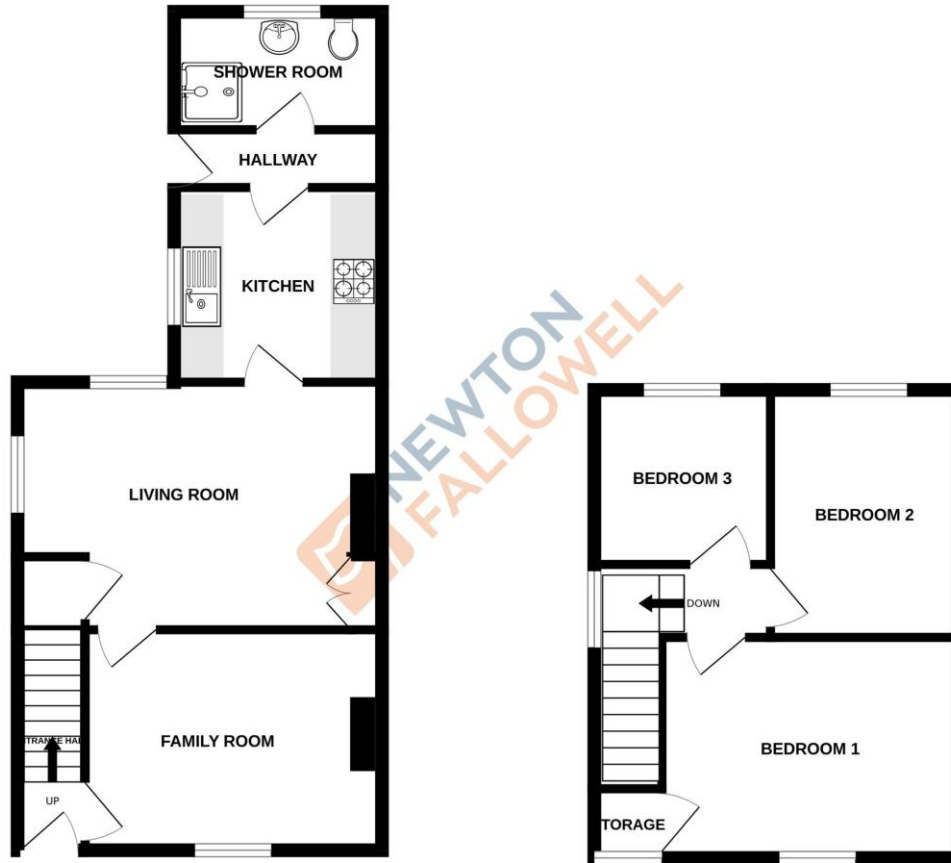






GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: A

#### 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.