



35 Arnhem Way, Bourne, PE10 9UD

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Large Detached Bungalow
- Three Bedrooms
- En-Suite To Bedroom One
- Two Reception Rooms
- Driveway + Double Garage
- Enclosed Rear Garden
- Sought After Location Offering Easy Access To The Town Centre
- NO CHAIN
- EPC Rating C

£425,000





Located on the sought-after Arnhem Way stands this spacious three-bedroom detached bungalow situated on a large private plot. Offering an en-suite bathroom to the main bedroom, a light and airy sunroom with double doors to the rear garden, and a useful double garage this bungalow would make a stunning home. The accommodation briefly comprises an entrance porch, entrance hall, living room, kitchen/diner, sunroom, and three double bedrooms with an en-suite to the main bedroom and a family bathroom. CALL TO VIEW!

Entering via the porch leads through to the light and airy entrance hall that features wood flooring and doors granting access to the kitchen/diner, bedrooms one, two & three, the living room, and the family bathroom. The living room is positioned to the front of the property and boasts a double-glazed window to the front aspect. Located to the rear of the property is the spacious kitchen/diner that offers a fully fitted kitchen that boasts an inset electric hob, integrated oven, inset ceramic sink and drainer + mixer tap, space and plumbing for a dishwasher, black & white checkered tiled splash backs, double glazed window to the side aspect and a tiled floor. Flowing through from the kitchen is the sunroom that features double-glazed windows to side and rear aspects, double French doors to the rear garden, and a tiled floor. Bedrooms two & three are both positioned to the front of the property and offer a view to the front aspect. The main bedroom is located to the rear of the property and boasts a double-glazed window to the rear aspect and an en-suite shower room that features a three-piece suite. Completing the internal accommodation is the family bathroom that features a panel bath with shower & screen, close coupled W.C., pedestal wash hand basin, and a double-glazed window to the rear aspect.



Externally the property sits on a large plot and features a low maintenance frontage that features a double width block paved driveway that leads to the double garage that offers a utility space and plumbing for a washing machine. The rear garden is fully enclosed and laid to a patio with borders of plants and shrubs and a raised wooden planter. There is a wooden summer house and a separate shed that are being included in the sale.



Entrance Porch 1.93m x 1.02m (6'4" x 3'4")

Entrance Hall 4.58m x 3.49m (15'0" x 11'6")

Kitchen 3.87m x 2.95m (12'8" x 9'8")

Dining Room 3.15m x 2.95m (10'4" x 9'8")

Living Room 4.81m x 3.77m (15'10" x 12'5")



Bedroom One 3.87m x 3.77m (12'8" x 12'5")

En-Suite 1.63m x 2.21m (5'4" x 7'4")

Bedroom Two 3.77m x 2.91m (12'5" x 9'6")

Bedroom Three 2.66m x 2.95m (8'8" x 9'8")



Bathroom 1.91m x 2.77m (6'4" x 9'1")

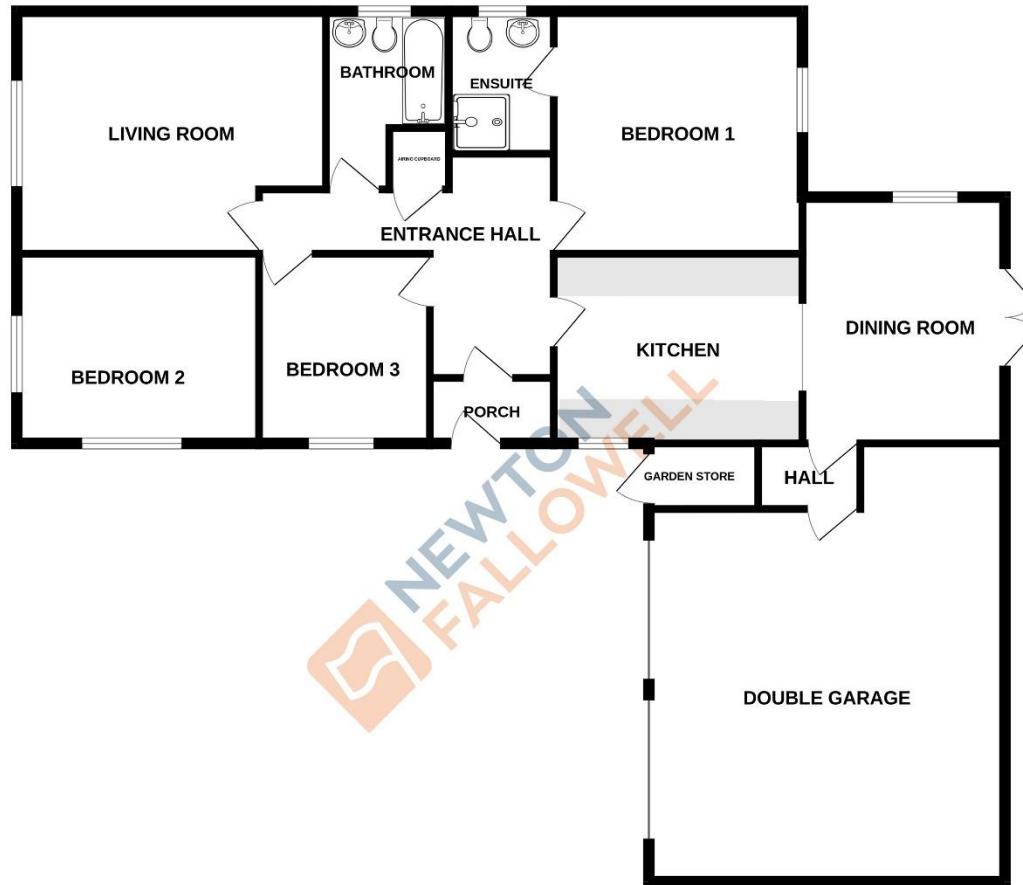
Garden Store 1.02m x 1.7m (3'4" x 5'7")

Double Garage 5.54m x 6.81m (18'2" x 22'4")





GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



ARNHEM WAY, BOURNE PE109UD

TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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		
81-91	B		84 B
69-80	C	71 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: D

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.