



20 Lingfield Park, Bourne, PE10 0ZD

 **NEWTON FALLOWELL**

 3  2  1

Key Features

- NO ONWARD CHAIN
- Stunning Three Bedroom Detached House
- Off Road Parking and Single Garage
- Open Plan Modern Kitchen Diner
- Substantial Rear Garden
- Council Tax Band - C
- EPC Rating B
- Freehold

Guide price of £245,000 - £250,0000





NO ONWARD CHAIN* Newton Fallowell are delighted to offer this beautifully maintained three-bedroom detached property is located within the sought-after development of Elsea Park. Featuring multiple reception rooms, spacious rear garden and a single garage, this home is a must-see.

Upon entering, you are welcomed by a bright and spacious entrance hall, complete with a convenient downstairs cloakroom. Adjacent to the hallway is a generous living room, while at the rear of the property, you'll find an open-plan kitchen and dining area. The kitchen boasts ample countertop space and a range of integrated appliances, ideal for entertaining friends and family.

The first-floor landing provides access to three well-proportioned bedrooms and a contemporary three-piece family bathroom. The main bedroom further enhances the home's appeal with its en-suite shower room and fitted wardrobes.

Externally, the property offers off-road parking and a single garage at the front. The rear garden offers gated access, a large patio area and a spacious lawn.





Living Room 4.66m x 3.28m (15'4" x 10'10")

Kitchen/ Diner 5.38m x 3.14m (17'8" x 10'4")

Bedroom One 3.18m x 2.92m (10'5" x 9'7")

En-Suite Bathroom 2.54m x 1.98m (8'4" x 6'6")

Bedroom Two 3.38m x 3.02m (11'1" x 9'11")

Bedroom Three 2.39m x 2.29m (7'10" x 7'6")

Family Bathroom 2.13m x 1.89m (7'0" x 6'2")

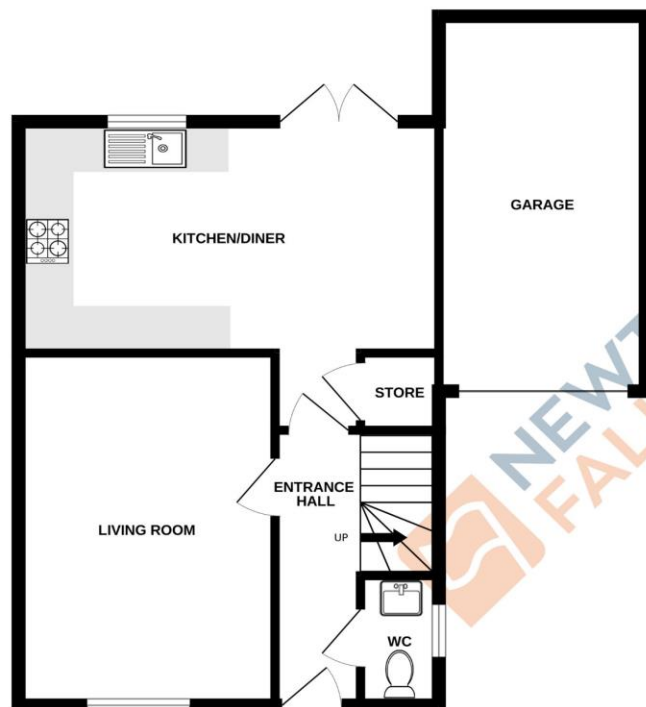
Agent Note

There is a management fee for the area - Elsea park management approximately £33pm





GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

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.