



3 Ascot Close, Bourne, PE10 0WL

 **NEWTON FALLOWELL**

 2  2  1

Key Features

- Semi Detached Family Home
- Two Bedrooms
- En-Suite To Bedroom One
- Downstairs W.C.
- Gas Fired Central Heating
- Two Parallel Parking spaces
- Enclosed Rear Garden
- Sought After Location
- NO CHAIN
- EPC Rating C

£185,000





Located on the sought-after Ascot Close and offering easy access to the town centre, stands this modern two-bedroom semi-detached family home. Boasting an en-suite to the main bedroom, useful downstairs W.C., off-road parking and an enclosed rear garden, this property would make an ideal first-time purchase or investment. CALL TO VIEW!

Entering via the front door leads into the entrance hall, where stairs flow to the first floor and doors grant access to the kitchen, lounge, and downstairs WC. The lounge is positioned to the rear of the property and features double French doors to the rear garden and a useful storage cupboard. The kitchen is located to the front of the property and features a modern fitted kitchen that includes an inset gas hob, integrated oven, inset stainless steel sink and drainer + mixer tap, space and plumbing for a washing machine, tiled splashbacks and a window to the front aspect. Completing the downstairs accommodation is the useful downstairs W.C. that boasts a close coupled W.C. with half and full flush and a pedestal wash hand basin. Upstairs, the property offers two bedrooms with an en-suite to the main bedroom and a family bathroom. The main bedroom is located to the front of the property and offers a view to the front aspect and an en-suite shower room with a modern three-piece suite. Bedroom two is positioned to the rear of the property and boasts a window to the rear aspect. Completing the upstairs accommodation is the family bathroom that offers a panel bath, pedestal wash hand basin, close coupled W.C. with half and full flush, and a window to the rear aspect.



Externally, the property offers a low-maintenance frontage with two parallel off-road parking spaces. To the rear is a fully enclosed low maintenance garden with a decked seating area and a side access gate.



Entrance Hall 1.19m x 3.05m (3'11" x 10'0")

Kitchen 2.45m x 3.06m (8'0" x 10'0")

Downstairs W.C. 0.92m x 1.82m (3'0" x 6'0")

Lounge 4.56m x 3.67m (15'0" x 12'0")



Landing 1.18m x 1.52m (3'11" x 5'0")

Bedroom One 3.64m x 3.06m (11'11" x 10'0")

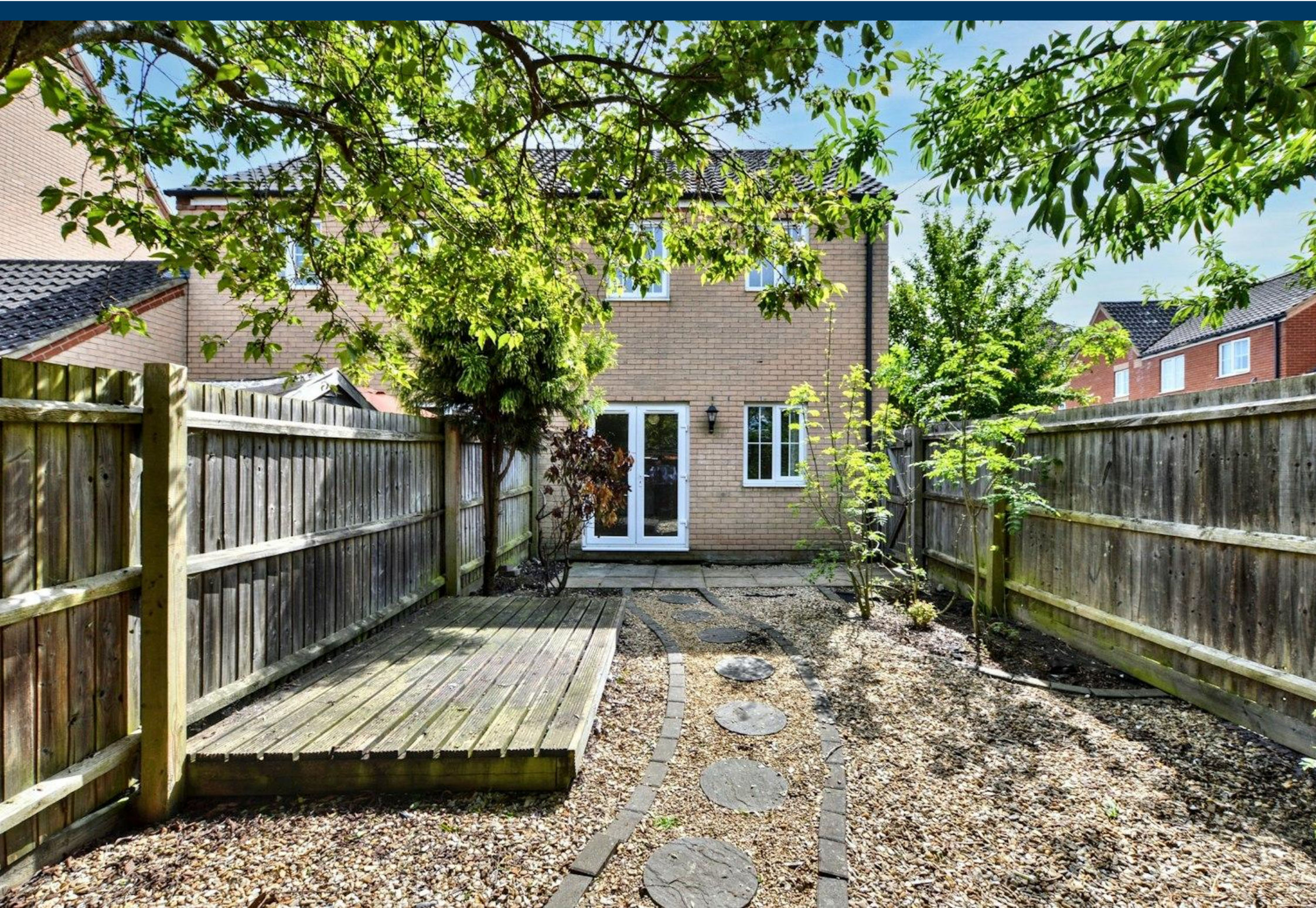
En-Suite 1.41m x 1.84m (4'7" x 6'0")

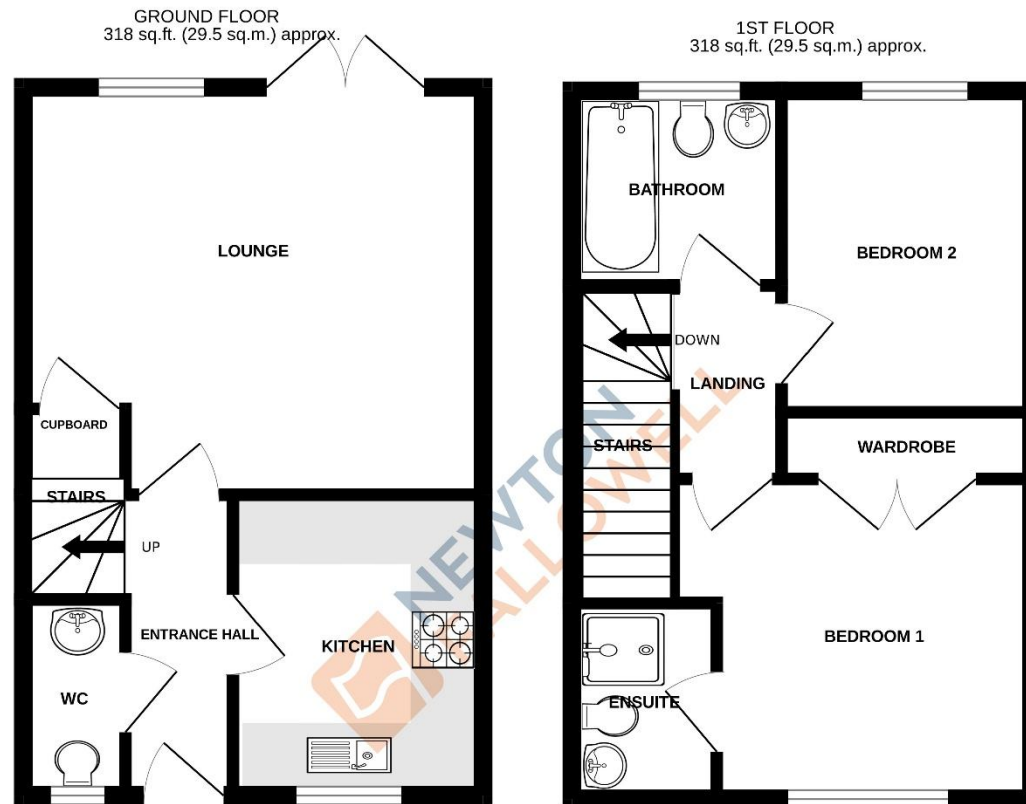


Bedroom Two 2.46m x 3.04m (8'1" x 10'0")

Bathroom 2.1m x 2.14m (6'11" x 7'0")







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TOTAL FLOOR AREA : 636 sq.ft. (59.0 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		92 A
81-91	B		
69-80	C	75 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: 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.