



28 Badger Lane, Bourne, PE10 0FT

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Three DOUBLE Bedrooms
- Garage & Off-Road Parking to rear
- Newly Landscaped Garden
- En-Suite to bedroom One
- Built in Wardrobes in all Bedrooms
- Integrated Dishwasher, Washing Machine + Fridge
- Study
- Council Tax Band - C
- EPC Rating - C

£1,300 PCM





*** Available immediately ***

Immaculately presented three/four DOUBLE BEDROOM three storey townhouse. The property has a newly landscaped garden and benefits from not being overlooked to the rear, green space in front and a single garage with off road parking to the rear.

The spacious accommodation is set over three floors. The ground floor is accessed through the entrance hallway, with a door to the cloakroom. The dining room/bedroom four offers flexibility and makes an ideal space to work from home. The kitchen/breakfast room completes the accommodation on this floor and with integrated fridge/freezer. The first floor has a spacious lounge running all the way across the back of the home, whilst the third bedroom is a double room with built in wardrobes. The top floor comprises the master bedroom with built in wardrobes and an en-suite shower room. Bedroom two is another double room with built in wardrobes, and the family bathroom has a three-piece suite.

Outside there is an enclosed newly landscaped private rear garden, laid to astro turf & a patio with a gate leading to the single garage and parking.





Entrance Hall 1.5m x 4.6m (4'11" x 15'1")

Study/Dining Room 2.4m x 3m (7'11" x 9'10")

Downstairs W.C. 1.8m x 0.9m (5'11" x 3'0")

Kitchen/Breakfast Room 4.3m x 3.4m (14'1" x 11'2")

First Floor Landing 3.7m x 1.5m (12'1" x 4'11")

Bedroom Three 3.7m x 2.4m (12'1" x 7'11")

Living Room 4m x 4.3m (13'1" x 14'1")

Second Floor Landing 2.7m x 0.9m (8'11" x 3'0")

Bedroom One 4m x 2.7m (13'1" x 8'11")

En-Suite 1.8m x 1.5m (5'11" x 4'11")

Family Bathroom 1.5m x 1.8m (4'11" x 5'11")

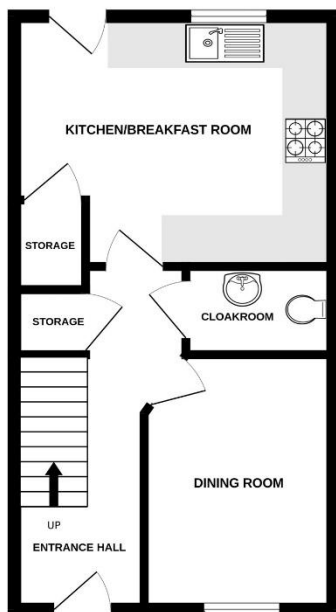
Bedroom Two 4.6m x 3m (15'1" x 9'10")

Single Garage

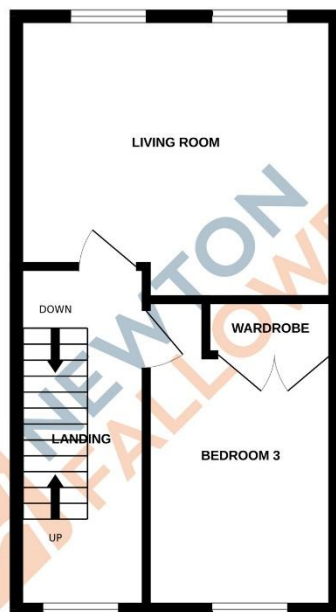




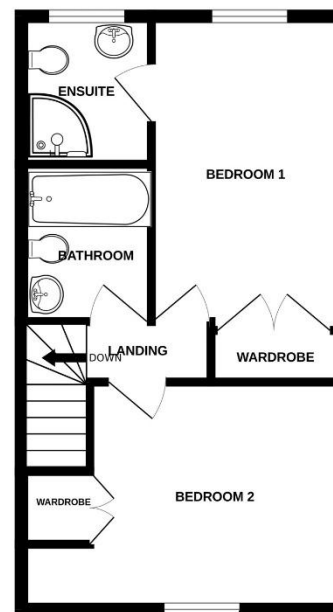
GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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		
69-80	C	77 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
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.