



16 Westwood Drive, Bourne, PE10 9QH

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Detached Three Bedroom Bungalow
- Driveway for Multiple Cars
- Family Bathroom & Seperate En-suite
- Modern Kitchen/Dining Room
- Private Garden
- Owned Solar Pannels
- EPC Rating- C
- Council Tax Band - B
- EPC Rating C
- Freehold

Offers in excess of £330,000





This deceptively spacious three-bedroom detached bungalow offers well-balanced accommodation throughout, including three double bedrooms, an en suite to the main bedroom, a family bathroom, a generous living room, and an open-plan kitchen/dining area. Set on a generous plot, the property also features a well-maintained, private rear garden and the added benefit of newly installed, owned solar panels—delivering excellent energy efficiency for the new owners.

Upon entering, you are welcomed into a central hallway. To the left is the main bedroom, a bright and airy space with built-in wardrobes, large windows, and a modern en suite shower room. Next along the hallway is the contemporary family bathroom, which includes a bath with overhead shower, WC, wash basin, and tiling throughout. To the right, you'll find bedrooms two and three—both good-sized doubles, with bedroom two also benefiting from built-in storage. At the rear of the property, the spacious living room features French doors opening to the garden and a central feature fireplace. The living room flows into the kitchen/dining room, which is fitted with a bespoke breakfast bar, white wood cabinetry, and solid oak worktops. This area also enjoys direct garden access via another set of French doors.



Outside, the property offers a driveway with space for multiple vehicles and a well-kept, private rear garden that includes a patio seating area and lawn.



Hallway 3.88m x 4.89m (12'8" x 16'0")

Bedroom One 3.61m x 3.62m (11'10" x 11'11")

Bedroom Two 2.5m x 4m (8'2" x 13'1")

Bedroom Three 2.67m x 3.25m (8'10" x 10'8")



Lounge 6.37m x 3.56m (20'11" x 11'8")

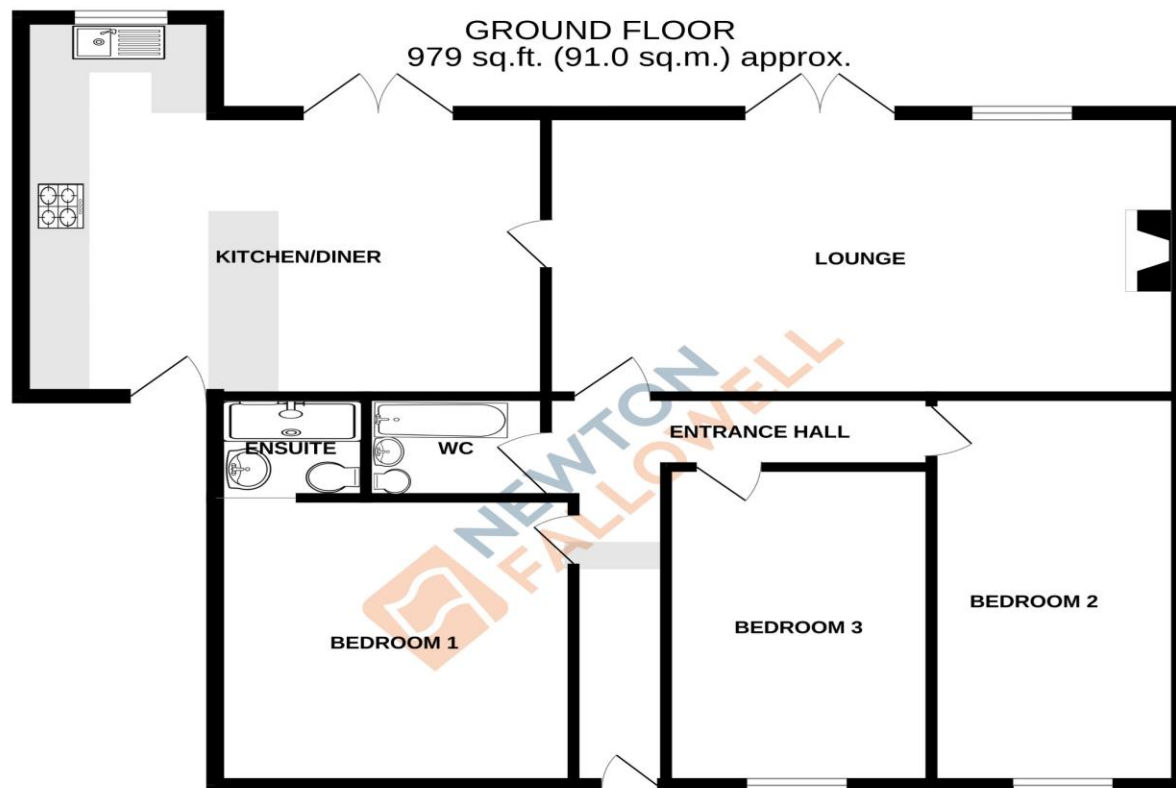
Kitchen/Diner

Family Bathroom 1.7m x 0.89m (5'7" x 2'11")

En- Suite 1.52m x 0.89m (5'0" x 2'11")







Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.