



23 The Gables, Bourne, PE10 0FY

 **NEWTON FALLOWELL**



Key Features

- Semi Detached Starter Home
- Two Double Bedrooms
- Enclosed Rear Garden
- Allocated Parking
- Seperate Lounge & Kitchen
- Popular Location
- Ideal First Time Purchase Or Investment
- NO CHAIN
- EPC Rating TBC
- Freehold

£185,000





Located in the highly sought-after Elsea Park development, this well-maintained two-bedroom semi-detached home is ideal for first-time buyers or investors alike. The property offers a modern kitchen, spacious lounge/diner, downstairs WC, two generously sized double bedrooms, and a contemporary family bathroom.

Upon entering the home, you're greeted by a hallway. To the left is a convenient downstairs WC, while to the right is the modern kitchen, fitted with integrated appliances and a range of both base and wall-mounted units. The light and spacious lounge/diner sits at the rear of the home and benefits from patio doors that open directly onto the private rear garden.

Upstairs, the main bedroom is located at the front of the property, offering ample space and natural light. The well-appointed three-piece family bathroom is centrally positioned, while the second double bedroom is located to the rear, overlooking the garden.

Externally, the property benefits from allocated parking to the front and a well-maintained rear garden, offering a mix of lawn and patio space.

This is a fantastic opportunity to secure a modern, low-maintenance home in a desirable location. Early viewing is highly recommended.





Entrance Hall 1.04m x 3.12m (3'5" x 10'2")

Kitchen 1.62m x 3.12m (5'4" x 10'2")



Downstairs W.C. 0.9m x 1.6m (3'0" x 5'2")

Lounge/Diner 3.56m x 4.38m (11'8" x 14'5")

Landing 0.93m x 2.21m (3'1" x 7'4")



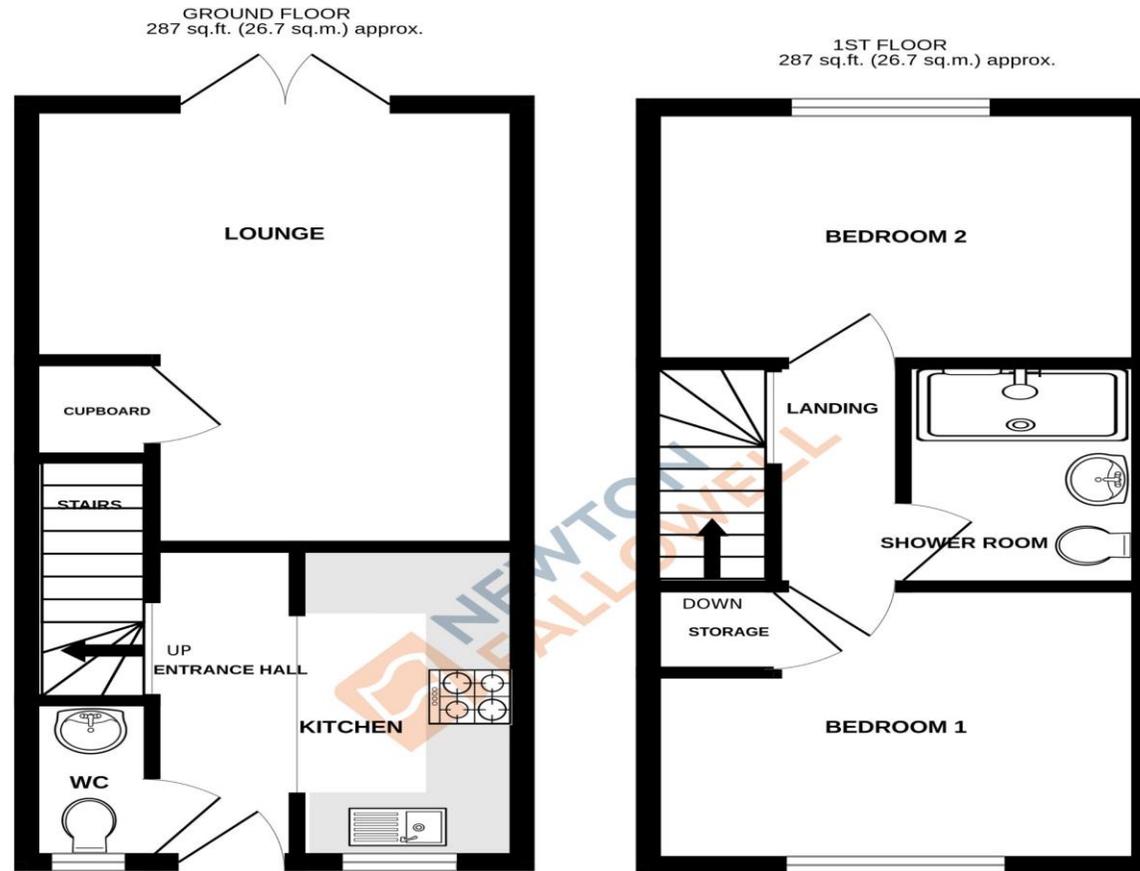
Bedroom One 3.56m x 2.76m (11'8" x 9'1")

Bedroom Two 3.56m x 2.53m (11'8" x 8'4")

Shower Room 1.73m x 2.21m (5'8" x 7'4")







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TOTAL FLOOR AREA : 574 sq.ft. (53.3 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.

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.