



23 Poplar Crescent, Bourne, PE10 9SA

 **NEWTON FALLOWELL**

3 2 1

### Key Features

- Detached Bungalow
- Three Double Bedrooms
- En-Suite To The Main Bedroom
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Sought After Area
- Open Plan Kitchen/Dining Space With A Vaulted Ceiling
- Easy Access To The Town Centre
- Freehold
- EPC Rating C
- Freehold

£375,000





Tucked away in a peaceful cul-de-sac in Bourne, this beautifully presented three-bedroom detached bungalow offers modern, single-storey living in a sought-after location. With a recently refurbished open-plan kitchen/living/dining space, three double bedrooms, a private rear garden, and driveway parking, this home is perfect for anyone seeking low-maintenance living on one level.

Upon entering the property, you are welcomed into a bright hallway. To the left, bedroom two features attractive wooden flooring and a bay window, flooding the space with natural light. Further along the hallway is the spacious main bedroom, which also boasts a bay window, wooden flooring, ample built-in storage, and a modern, mainly tiled en-suite shower room.

At the heart of the home lies the impressive open-plan kitchen/living/dining area, finished to a high standard with contemporary units, integrated appliances, and a generous layout. The dining area features a vaulted ceiling with skylights, and bi-folding doors open out onto the well-maintained rear garden. A separate utility area sits just off the kitchen, adding further practicality. To the right of the dining area is bedroom three, another comfortable double room.



Externally, the bungalow occupies a generous plot with a private rear garden mainly laid to lawn with some patio, enclosed for privacy. To the front, a driveway provides parking for multiple vehicles.

This superb home offers a rare combination of style, comfort, and space, all in a quiet and well-connected part of Bourne. Early viewing is highly recommended.



Entrance Hall 4.25m x 2.42m (13'11" x 7'11")

Bedroom One 5.7m x 3.55m (18'8" x 11'7")

Bedroom Two 3.29m x 4.84m (10'10" x 15'11")



Bedroom Three 2.51m x 2.73m (8'2" x 9'0")

Kitchen 3.42m x 2.95m (11'2" x 9'8")

Lounger/Diner 6.71m x 6.2m (22'0" x 20'4")

Utlity 2.28m x 3.92m (7'6" x 12'11")



Family Bathroom 2.46m x 2.42m (8'1" x 7'11")

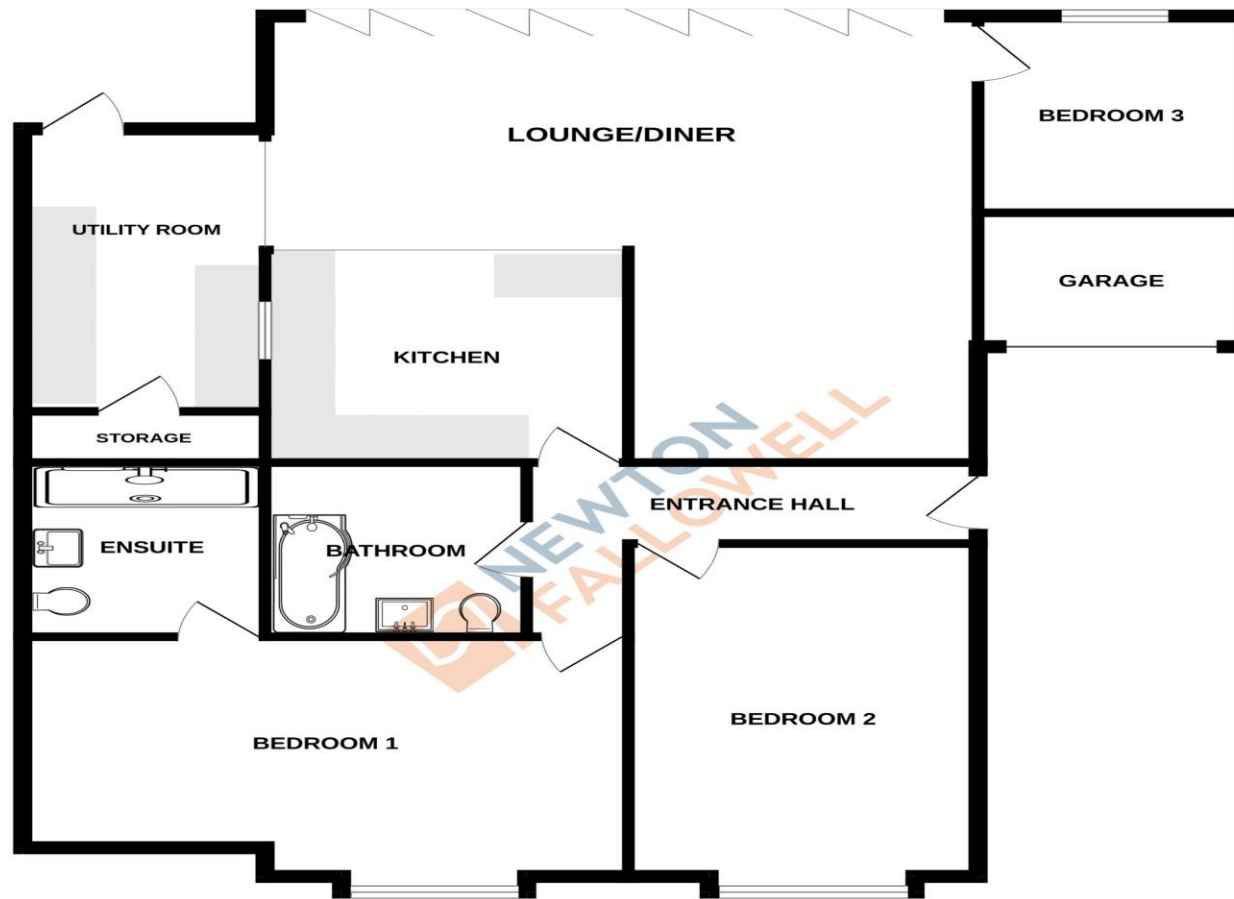
En-Suite 2.28m x 2.42m (7'6" x 7'11")

Storage 2.28m x 0.71m (7'6" x 2'4")





GROUND FLOOR  
1240 sq.ft. (115.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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.

## 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
69-80	C	71 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.

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