



16 Water Lane, Bourne, PE10 0QP

 **NEWTON FALLOWELL**

4 3 0

Key Features

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- En-Suite To The Main Bedroom
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Garage
- Ideal Family Home
- EPC Rating C
- Freehold

£320,000





Situated down a quiet cul-de-sac within the desirable Elsea Park development sits this highly-impressive four bedroom detached family home. The property boasts a generous living room, separate dining room, kitchen/breakfast room, utility room, downstairs WC, four spacious bedrooms, three-piece family bathroom, and an en-suite to the main bedroom. The property also benefits from its multiple-off-road parking spaces, single garage and low-maintenance rear garden.

Upon entering the property, you are greeted by a generous entrance hall, containing a useful downstairs WC. To the right of the hallway is an impressive dual aspect living room, looking over the rear garden. Opposite the hallway, there is a separate dining room featuring french doors leading out to the rear garden. To the front of the property is a modern kitchen/breakfast room, comprising of worktop space and mounted unit storage, and also access into a utility room.

To the first floor, the landing space separates four well-balanced bedrooms and a well-presented family bathroom. Two of the bedrooms enjoy fitted wardrobes, with the main bedroom benefiting further from an en-suite shower room.

Outside the property, multiple off-road parking spaces are found in front of a single garage. The rear garden is rather low maintenance, having been laid to artificial grass.





Entrance Hall

Living Room 4.91m x 4.15m (16'1" x 13'7")

Dining Room 3.54m x 2.68m (11'7" x 8'10")

Kitchen/Breakfast room 4.14m x 2.94m (13'7" x 9'7")



Utility Room 2.04m x 1.84m (6'8" x 6'0")

Downstairs W/C 1.55m x 1.22m (5'1" x 4'0")

Bedroom One 4.9m x 4.17m (16'1" x 13'8")

En-Suite 1.83m x 1.75m (6'0" x 5'8")



Bedroom Two 3.63m x 2.67m (11'11" x 8'10")

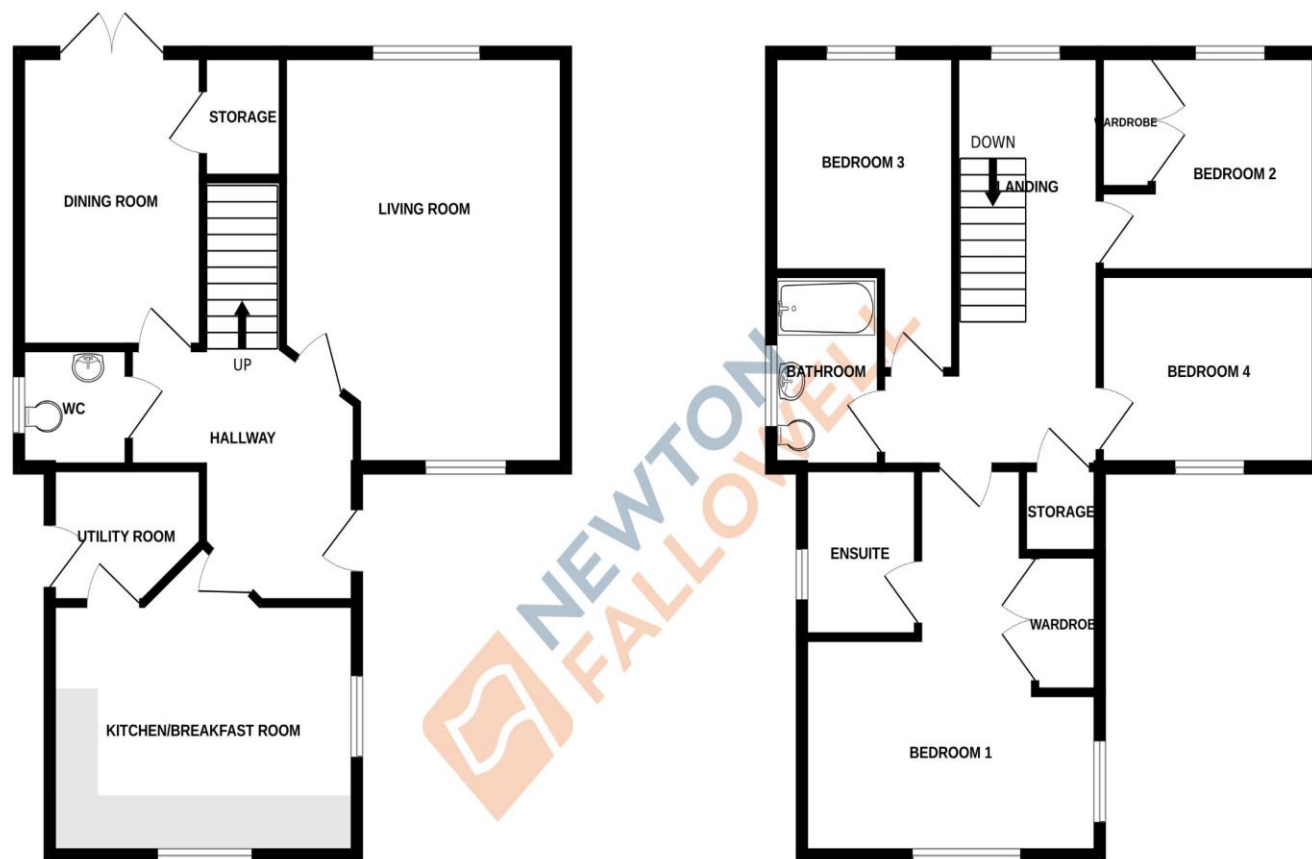
Bedroom Three 3.23m x 2.77m (10'7" x 9'1")

Bedroom Four 3.23m x 2.06m (10'7" x 6'10")

Family Bathroom 2.3m x 1.75m (7'6" x 5'8")







TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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

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		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

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.