



8 Plumpton Chase, Bourne, PE10 0ZE

 **NEWTON FALLOWELL**



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## Key Features

- Detached Family Home
- Three Double Bedrooms
- 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
- Easy Access To The Town Centre
- EPC Rating B
- Freehold

Guide price £260,000





Situated on the sought-after Elsea Park development, this well-presented three-bedroom detached home is offered to the market with NO ONWARD CHAIN. Featuring integrated appliances, a separate utility room, and a single garage, this property is perfect for families seeking a move-in-ready home.

Upon entering the property, you are welcomed by a spacious entrance hall which includes a convenient downstairs WC. To the left, you'll find a recently refurbished kitchen/dining area, fitted with stylish wooden base and wall-mounted units, a mixer sink, and integrated appliances including a dishwasher, oven, and fridge freezer. Adjacent to the kitchen is a utility room with additional space for appliances. To the right of the hallway, a bright and generous living room offers French doors leading out to a private rear garden.

Upstairs, the landing provides access to three well-proportioned bedrooms and a modern, mainly tiled three-piece family bathroom. The main bedroom also benefits from an en-suite shower room and built-in wardrobes.

Externally, the property offers off-road parking and a single garage. The private rear garden is low maintenance, featuring a balance of lawn and paving, with an integral door to the garage and the added benefit of not being overlooked.







Entrance Hall 2.2m x 1.88m (7'2" x 6'2")

Kitchen/Diner 4.72m x 2.95m (15'6" x 9'8")

Utility 1.43m x 0.89m (4'8" x 2'11")

W/C 1.41m x 1.12m (4'7" x 3'8")



Lounge 4.72m x 3m (15'6" x 9'10")

Landing 3.04m x 2.23m (10'0" x 7'4")

Bedroom One 4.72m x 3m (15'6" x 9'10")

En-Suite 1.39m x 2.01m (4'7" x 6'7")

Family Bathroom 1.68m x 2.03m (5'6" x 6'8")

Bedroom Two 2.7m x 3.04m (8'11" x 10'0")

Bedroom Three 2.02m x 3.04m (6'7" x 10'0")

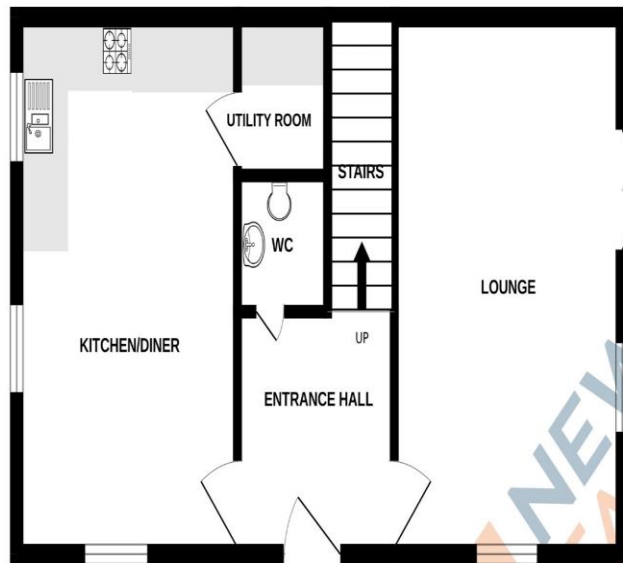




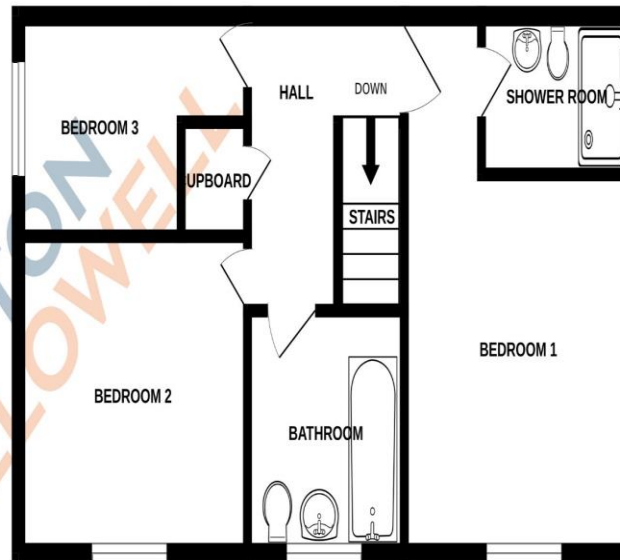




GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



PLUMPTON CHASE, PE10 0ZE

TOTAL FLOOR AREA: 833 sq.ft. (77.4 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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## Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## COUNCIL TAX INFORMATION:

Local Authority: South Kesteven  
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.