



100 The Pollards, Bourne, PE10 0QB

 **NEWTON FALLOWELL**

3 3 1

Key Features

- Mid Terrace Property
- Three 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
- Ideal First Time Purchase Or Investment
- EPC Rating C

£215,000





Located in the highly sought-after Elsea Park development, this spacious three-bedroom mid-terrace townhouse offers modern living across three well-designed floors. The home features a stylish kitchen, generous lounge/diner, three bedrooms, a contemporary family bathroom, an en-suite to the principal bedroom, and the added convenience of multiple off-road parking spaces in front of the single brick-built garage.

Upon entering, you are greeted by a welcoming entrance hall with stairs rising to the first floor. From here, doors lead to the modern kitchen, lounge/diner, and a convenient downstairs W.C. The kitchen, positioned at the front of the property, features high-quality fitted units, an induction hob, electric oven, and a porcelain sink with mixer tap. To the rear, the spacious lounge/diner features double French doors that open out onto the enclosed rear garden. Completing the ground floor is a convenient W.C. with a close-coupled toilet and hand basin.

On the first floor, the landing leads to two bedrooms and the family bathroom. Bedroom two spans the width of the property and benefits from two windows. Bedroom three enjoys a front-aspect view. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath, wash hand basin, and W.C.

Occupying the entire top floor is the impressive principal bedroom, complete with a front-facing skylight and an en-suite shower room.

Externally, the property offers multiple off-road parking spaces to the rear, in front of the single brick-built garage, which is accessible via an integral garden door. The rear garden is low-maintenance and well-kept, featuring a combination of lawn, decking, and patio areas, all enclosed to ensure privacy.





Entrance Hallway

Kitchen 3.33m x 1.98m (10'11" x 6'6")

Lounge/Diner 4.06m x 4.8m (13'4" x 15'8")

W/C



Landing

Bedroom Two 4.05m x 2.91m (13'4" x 9'6")

Bedroom Three 4.05m x 1.82m (13'4" x 6'0")

Family Bathroom 1.8m x 2.09m (5'11" x 6'11")



Landing Two

Bedroom One 4.8m x 3.04m (15'8" x 10'0")

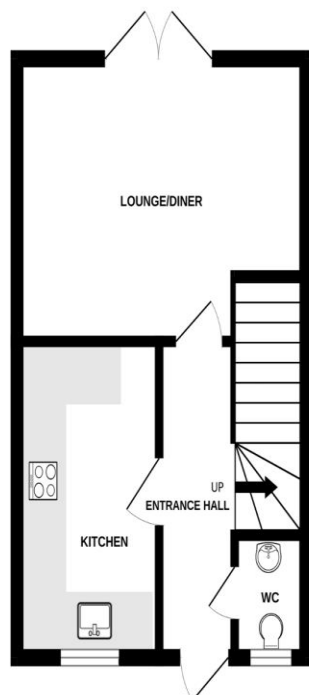
En-Suite 1.6m x 2.57m (5'2" x 8'5")

Single Garage

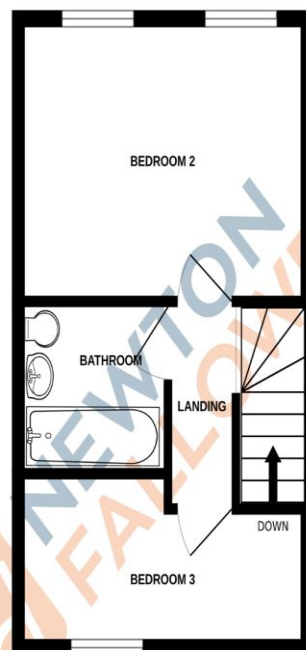




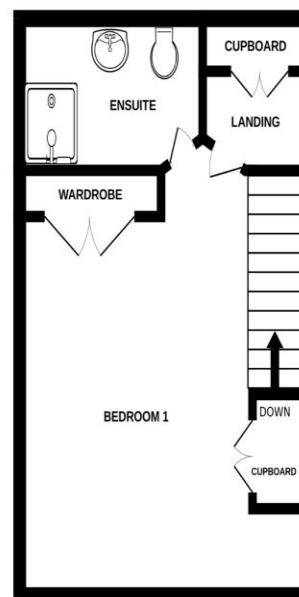
GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



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TOTAL FLOOR AREA: 826 sq.ft. (76.7 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 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		90 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: 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.