



60 Newton Abbot Way, Bourne, PE10 0ZA

 **NEWTON FALLOWELL**



Key Features

- AVAILABLE 1st AUGUST
- MODERN FAMILY HOME
- SOUGHT AFTER LOCATION
- 3 BEDROOMS
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- OPEN PLAN KITCHEN/DINER
- FAMILY BATHROOM PLUS ENSUITE
- EPC Rating B

£1,200 PCM





**** AVAILABLE FROM THE 1ST AUGUST ****

Immaculately presented 3 bedroom Semi-Detached house in the sought-after location of Elsea Park, Bourne.

On entering this stunning property, you are greeted by a moderately sized entrance hall which leads to the spacious downstairs cloakroom. Situated to the right of the entrance hall you will find a door leading into the large living room which benefits from plenty of natural lighting, ample electrical sockets including USB ports and a storage cupboard underneath the stairs. Following on from the lounge, heading to the rear of the property is the large open plan kitchen/diner which comes equipped with plenty of integrated units, four ring gas hob and oven. To the first floor you will find two good size double bedrooms, with the master benefitting from an ensuite shower room. The third bedroom is that of a single, but all three bedrooms receive plenty of good natural lighting. There is also the addition of a spacious family bathroom to the first floor which has the added bonus of a shower over the bath.

To the exterior of the property, you will find a driveway with parking for space for up to two cars. The driveway leads to the enclosed gated low maintenance lawned garden that also boasts a shed and a small patio seating area. The front of the property also comprises of a small lawned area with small shrubbery.





Entrance Hall 1.66m x 1.01m (5'5" x 3'4")

Living Room 5.14m x 3.9m (16'11" x 12'10")

Kitchen/Diner 4.78m x 3.45m (15'8" x 11'4")



Bedroom One 3.36m x 3.29m (11'0" x 10'10")

Bedroom One -Ensuite 2.43m x 1.4m (8'0" x 4'7")

Bedroom Two 3.09m x 2.52m (10'1" x 8'4")

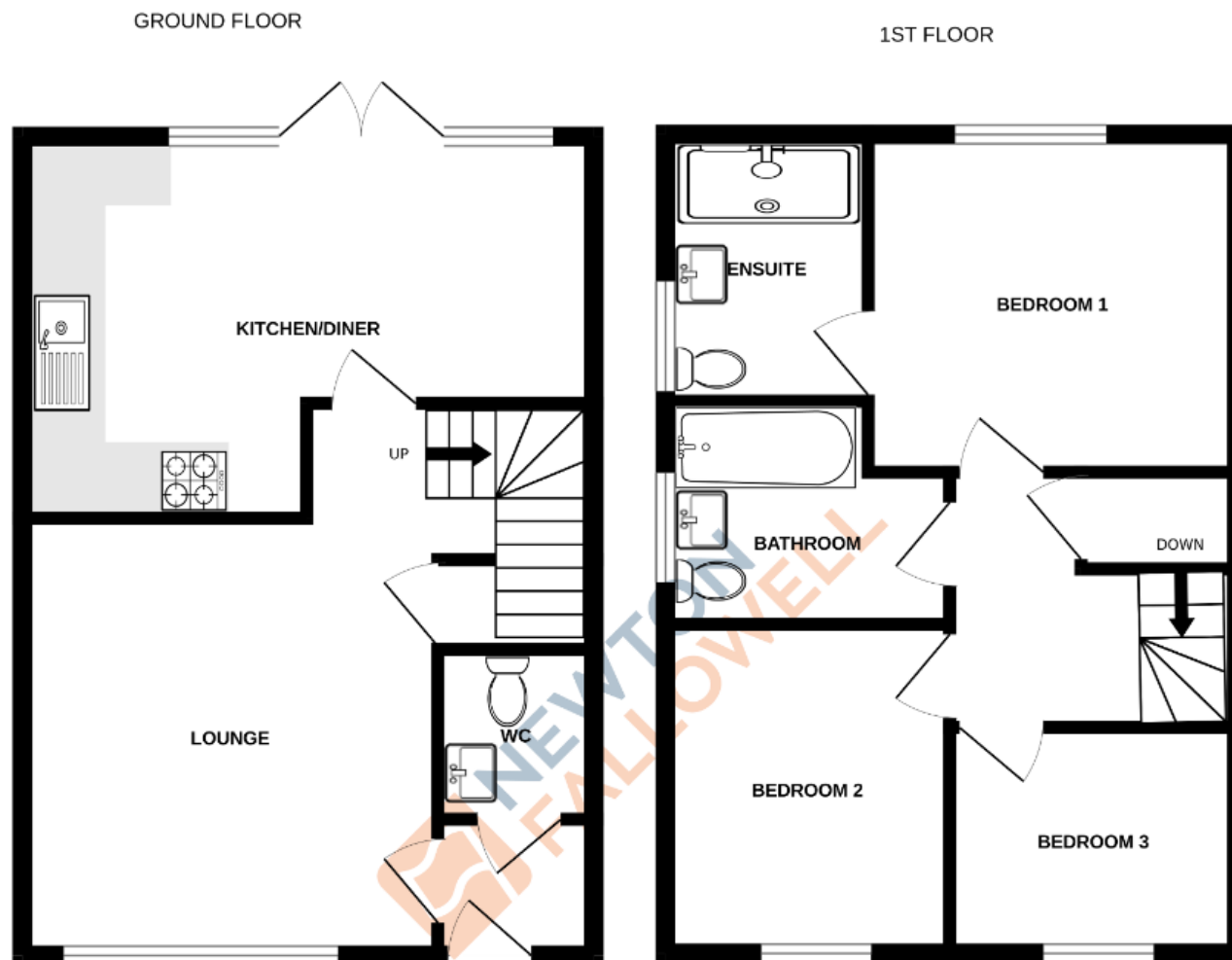


Bedroom Three 2.17m x 2.04m (7'1" x 6'8")

Family Bathroom 2.52m x 1.97m (8'4" x 6'6")







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
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.