



 **NEWTON
FALLOWELL**

21 Prince George Road, Bourne, PE10 2AF

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4 3 1

Key Features

- Detached Family Home
- Four 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 £325,000





Situated in the highly sought-after Elsea Park development, this beautifully presented four-bedroom detached home offers spacious and modern family living. Boasting three double bedrooms, one single bedroom, a generous lounge, contemporary kitchen/diner, a garage, and a driveway for two vehicles, this home is ideal for growing families or those seeking additional space in a desirable location.

Upon entry you are welcomed into a spacious entrance hall that provides access to the lounge, kitchen/diner, and downstairs WC. The lounge features a bay window, plush carpeting, and double doors that open into the kitchen/dining area. The kitchen is fitted with a wide range of wooden base and wall-mounted units, integrated appliances including an oven and gas hob, and ample room for dining. There is also space for freestanding appliances such as a dishwasher, washing machine, and an American-style fridge/freezer. French doors open from the kitchen onto the rear garden, while inset spotlights add a modern touch throughout.

Upstairs, a spacious landing leads to four well-proportioned bedrooms — three of which are doubles — along with a stylish family bathroom, mainly laid to tile and complete with a handy storage cupboard. The main bedroom also benefits from its own en-suite shower room.

To the front, the property offers a large driveway with off-road parking for two vehicles and access to the single garage. The private rear garden is well landscaped, featuring two patio seating areas, a lawned section, and pebbled borders with mature shrubs—ideal for outdoor dining or relaxing in the warmer months.





Entrance Hall

Lounge 3.19m x 5.28m (10'6" x 17'4")

Kitchen / Diner 7.83m x 2.89m (25'8" x 9'6")

W/C



Landing

Principal Bedroom 4.3m x 2.97m (14'1" x 9'8")

En-Suite 2.31m x 1.56m (7'7" x 5'1")

Bedroom Two 3.48m x 2.99m (11'5" x 9'10")

Bedroom Three 3.22m x 3.42m (10'7" x 11'2")

Bedroom Four 2.44m x 2.55m (8'0" x 8'5")

Bathroom 2.48m x 2.02m (8'1" x 6'7")





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		94 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
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.

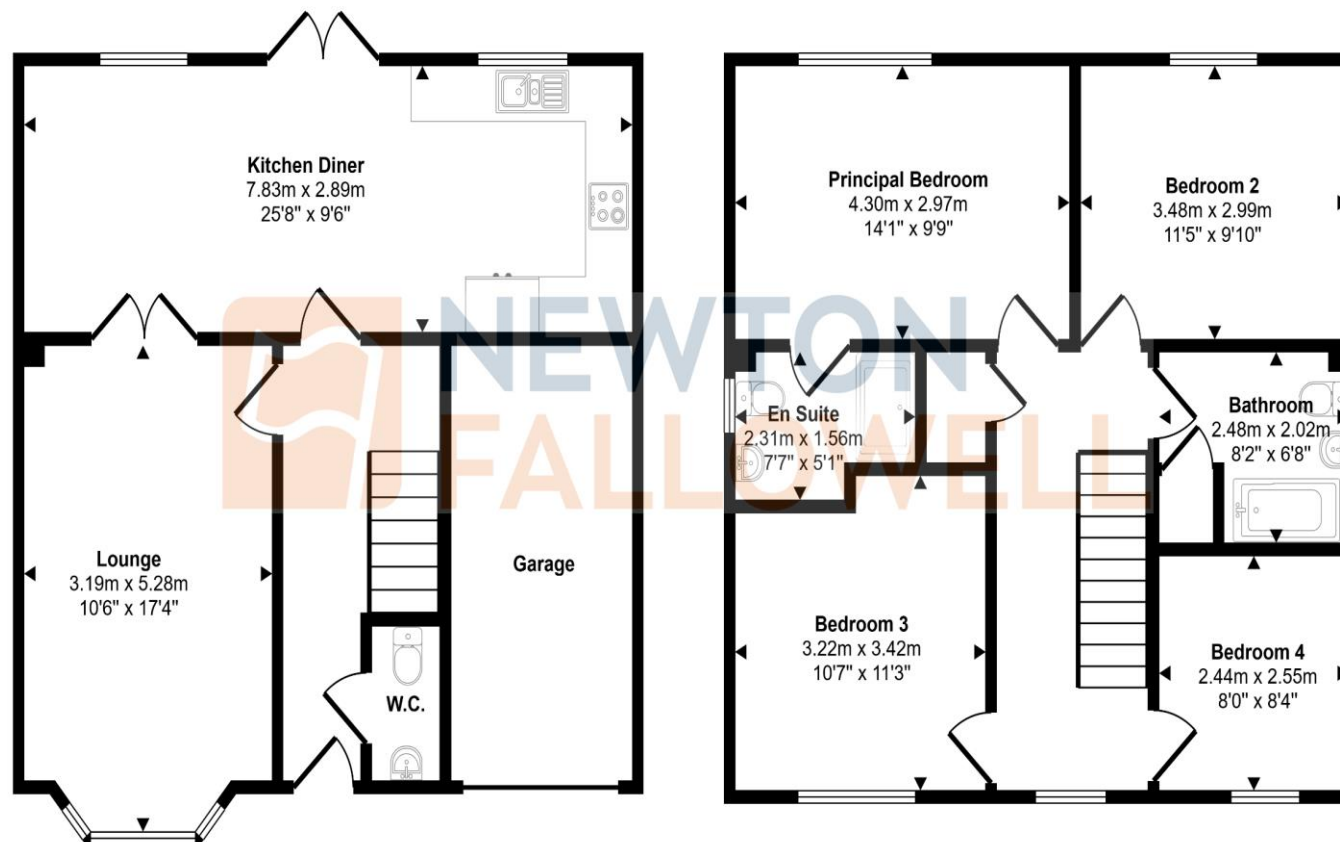
ANTI-MONEY LAUNDERING REGULATIONS:

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.

Approx Gross Internal Area
124 sq m / 1335 sq ft



First Floor
Approx 62 sq m / 669 sq ft

Ground Floor
Approx 62 sq m / 666 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.