



 **NEWTON  
FALLOWELL**

57 Meadow Close, Bourne, PE10 9EL

 **NEWTON FALLOWELL**



 2    0    0

### Key Features

- Ground Floor Apartment
- Two Bedrooms
- Shared Off Road Parking
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- Long Lease!
- No Chain
- Communal Garden
- EPC Rating C

£125,000





Situated in the heart of Bourne, this generous two-bedroom ground floor flat offers spacious and practical living within walking distance of the town's amenities. The property benefits from a well-proportioned layout, communal off-road parking to the rear, and access to a shared garden. A private brick-built shed belonging solely to this property offers valuable additional storage. All appliances are included in the sale, making this a convenient, move-in-ready opportunity.

Upon entering, you're welcomed into an entrance hall that provides access to all principal rooms. To the right is the main double bedroom, while to the left is a shower room, designed for accessibility and laid mainly to tile. There is also a large built-in storage cupboard, which could potentially be repurposed as a compact home office or computer room.

At the rear of the hall is the kitchen, fitted with a range of wall and base units and offering space for freestanding appliances including a fridge/freezer, washing machine, tumble dryer, and dishwasher. A handy pantry cupboard provides additional storage. A second inner hallway leads through to the spacious lounge and bedroom two, which includes a built-in cupboard ideal for wardrobe storage.

Externally, the property benefits from communal off-road parking to the rear, a shared garden, and a private brick-built shed, offering ideal space for storage or outdoor equipment.

This flat presents an excellent opportunity for first-time buyers, downsizers, or investors alike, offering comfortable, partially furnished accommodation in a convenient central location.

Entrance Hall

Kitchen 2.71m x 3.55m (8'11" x 11'7")

Lounge 4.07m x 3.55m (13'5" x 11'7")

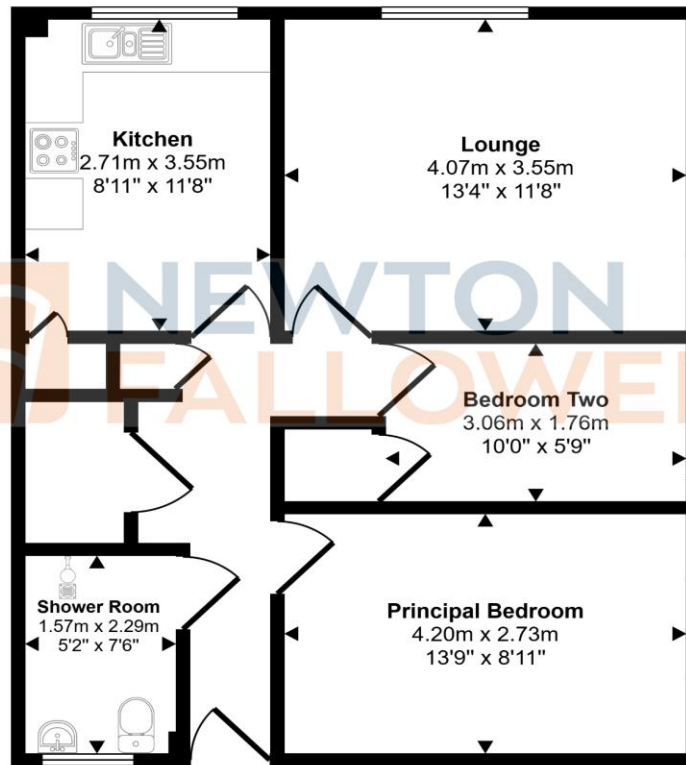
Principal Bedroom 4.2m x 2.73m (13'10" x 9'0")

Bedroom Two 3.06m x 1.76m (10'0" x 5'10")

Shower Room 1.57m x 2.29m (5'2" x 7'6")



Approx Gross Internal Area  
58 sq m / 624 sq ft



Floorplan

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.

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## COUNCIL TAX INFORMATION:

Local Authority: South Kesteven  
Council Tax Band: A

## 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.