



 **NEWTON
FALLOWELL**

39 Aintree Way, Bourne, PE10 0WG

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Key Features

- Detached Family Home
- THREE BEDROOMS
- En-Suite, Bathroom and Downstairs WC
- Off Road Parking & Garage
- NO ONWARD CHAIN
- Enclosed Rear Garden
- Easy Access To The Town Centre
- EPC Rating D
- Freehold

Offers in excess of £230,000





This beautifully presented three-bedroom detached home offers spacious and versatile living across two floors. With a generous lounge, a modern kitchen/diner, utility room, en-suite to the main bedroom, and a garage with driveway parking, this home is perfect for growing families or anyone looking for extra space in a prime location.

The accommodation comprises of a centralised entrance hall granting access to the downstairs WC, lounge and kitchen diner which boasts fitted integrated appliances such as dishwasher and fridge freezer, with both the lounge and utility room presenting access to the rear garden. Upstairs the landing separates three bedrooms, with the main bedroom offering an en-suite as well as the family bathroom, which hosts a contemporary three-piece white suite with a shower over the bath.

Externally, the home benefits from a garage located at the rear, with parking directly in front. The private rear garden offers a mix of patio seating area, low-maintenance artificial lawn, and an integral door to the garage.

Entrance Hall

Lounge 2.95m x 4.69m (9'8" x 15'5")

W.C

Kitchen/Diner 2.92m x 4.73m (9'7" x 15'6")

Utility 1.93m x 1.5m (6'4" x 4'11")

Landing

Principal Bedroom 2.94m x 2.58m (9'7" x 8'6")

En-Suite 1.94m x 1.28m (6'5" x 4'2")

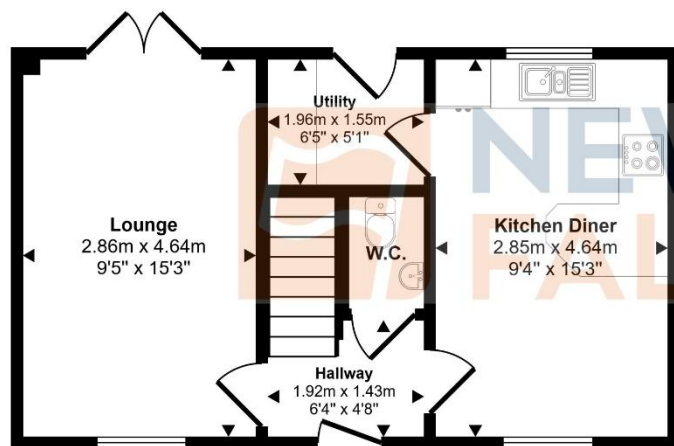
Bedroom 2 2.94m x 2.5m (9'7" x 8'2")

Bedroom 3 2.89m x 2m (9'6" x 6'7")

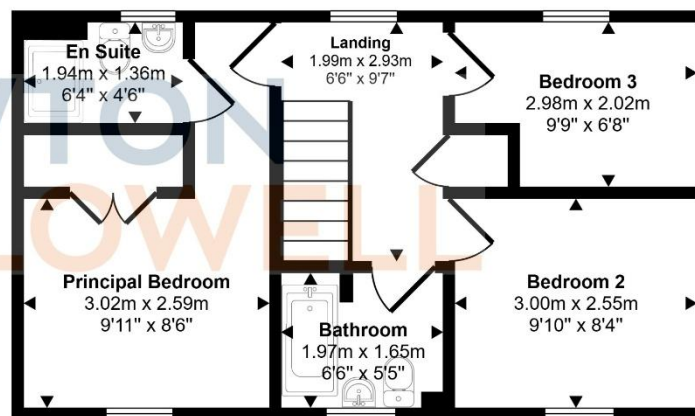
Bathroom 1.99m x 1.66m (6'6" x 5'5")

Garage

Approx Gross Internal Area
77 sq m / 825 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft



First Floor
Approx 40 sq m / 428 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.

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.



SCAN ME