18 Rochester Court, Bourne, PE10 9TW

NEWTON FALLOWELL

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Key Features

- Detached Family Home
- Three Bedrooms
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Easy Access To The Town Centre
- Ideal First Time Purchase Or Investment
- No Onwards Chain
- EPC Rating D
- Freehold

£225,000

Situated in a quiet cul-de-sac on the highly sought-after north side of Bourne, this well-presented three-bedroom detached home is perfect for families, first-time buyers, or those looking to upsize. The property benefits from a private driveway, a stylish kitchen/diner, and a generous, enclosed rear garden — with excellent potential to extend, as many other detached homes on the estate have already done so.

Upon entering, you're welcomed into the entrance hall with stairs leading to the first floor. To the left is a spacious lounge featuring large PVC windows that fill the room with natural light. To the rear of the property is the modern kitchen/diner, finished with grey base and wall-mounted units and solid wood worktops. The kitchen also includes a built-in oven, gas hob, and mixer sink. An undercounter fridge and freezer are included in the sale, unless the buyer prefers for them to be removed prior to completion. There's also space for a freestanding washing machine. A rear door provides convenient access to the garden.

Upstairs, the landing leads to three bedrooms and a contemporary three-piece family bathroom, complete with partial tiling for a sleek, modern finish.

Externally, the home offers off-road parking on the private driveway, which can be accessed from both the front and rear of the property. The enclosed rear garden features a combination of lawn and patio areas, along with a decked seating space and a garden shed.

This is a fantastic opportunity to secure a well-located and move-in-ready home in one of Bourne's most desirable residential areas, with room to further add value through extension (subject to planning).

Entrance

Lounge 3.75m x 3.84m (12'4" x 12'7")

Kitchen/Diner 4.75m x 2.95m (15'7" x 9'8")

Landing

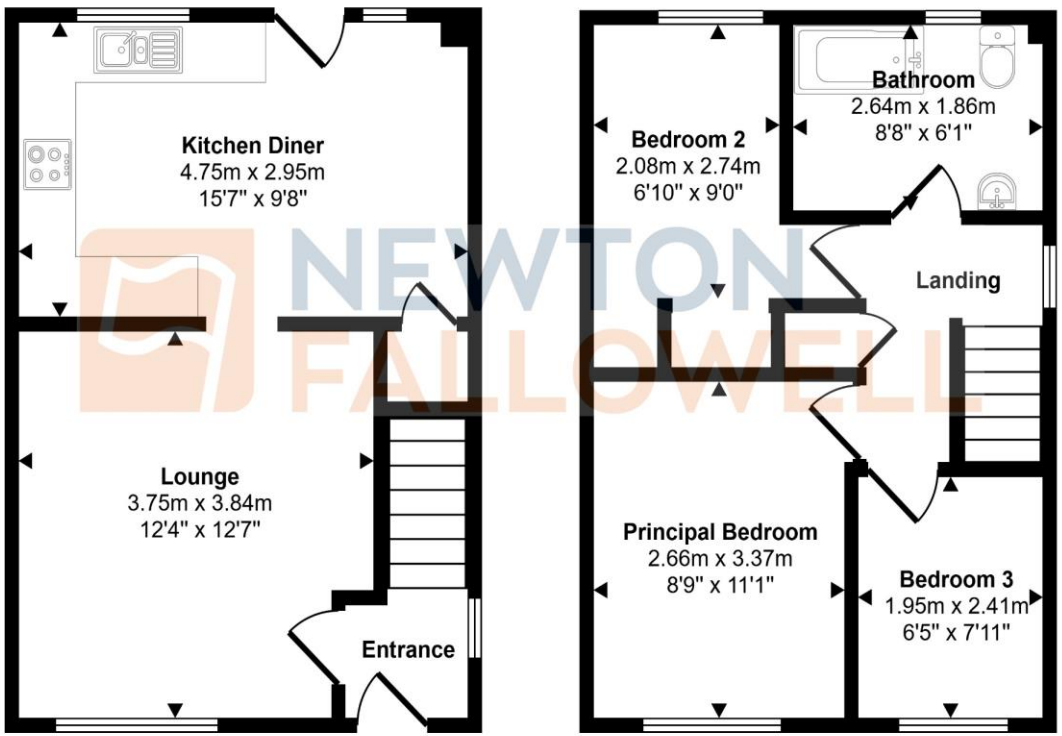
Principal Bedroom 2.66m x 3.37m (8'8" x 11'1")

Bedroom 2 2.08m x 2.74m (6'10" x 9'0")

Bedroom 3 1.95m x 2.41m (6'5" x 7'11")

Bathroom 2.64m x 1.86m (8'8" x 6'1")

Approx Gross Internal Area
66 sq m / 715 sq ft



Ground Floor
Approx 33 sq m / 355 sq ft

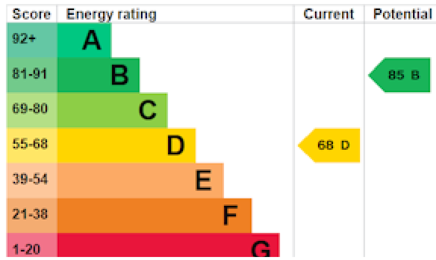
First Floor
Approx 33 sq m / 360 sq ft

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.

Energy rating and score

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

See how to improve this property's energy efficiency.



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.

01778 422567
bourne@newtonfallowell.co.uk
2 North Street, Bourne, PE10 9EA

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