



NEWTON
FALLOWELL

19 Newbury Crescent, Bourne, PE10 0JZ

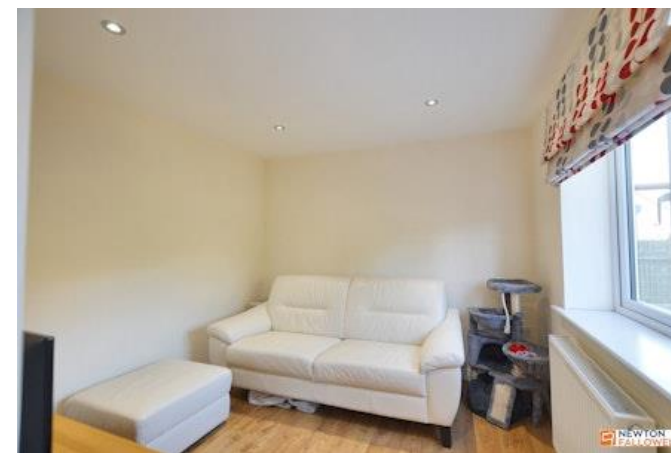
 **NEWTON FALLOWELL**

4 3 2

Key Features

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- En-Suite To Two Bedrooms
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Integral Garage
- EPC C
- Freehold

£335,000





Located in the highly sought-after Elsea Park development, this spacious four-bedroom detached townhouse offers modern, flexible living arranged over three well-designed floors. The home boasts an open-plan kitchen/dining area, lounge, second reception room, two en suites, two further bedrooms, a utility room, downstairs W.C., and a driveway providing off-road parking that leads to an integral garage.

Upon entering the property, you are welcomed by the entrance hall with laminate flooring and stairs rising to the first floor. The entire ground floor benefits from laminate flooring throughout. From the hallway, you'll find access to the downstairs W.C. and, to the right, the open-plan kitchen/dining area. The kitchen is fitted with a range of wall and base units, worktop space, a porcelain sink with mixer tap, a gas hob, built-in oven, fridge/freezer, and integrated dishwasher. Off the kitchen is a separate utility area with space for freestanding appliances. French doors from the dining area open directly into the private rear garden. Off the dining area is a second reception room, currently used as a snug.

To the first floor, the landing leads to a spacious lounge, an additional W.C., and bedroom two, which benefits from its own en suite shower room.

Stairs lead to the second floor, where the landing provides access to the principal bedroom with a modern en suite shower room, along with two further bedrooms (bedrooms three and four) and the contemporary family bathroom. The bathroom is fitted with a three-piece suite comprising a panelled bath, wash basin, and W.C.

Externally, the property offers multiple off-road parking spaces to the front, leading to the integral garage. The rear garden is private and well maintained, designed with low-maintenance in mind, featuring a mix of lawn, gravel, and patio areas, all fully enclosed for privacy.





Hallway

W/C

Kitchen/Diner 4.98m x 3.9m (16'4" x 12'10")

Utility

Reception Room 2.85m x 2.86m (9'5" x 9'5")

Garage

Landing

Lounge 3.01m x 5.55m (9'11" x 18'2")

Bedroom Two 2.76m x 4.29m (9'1" x 14'1")

En-Suite 2.79m x 1.1m (9'2" x 3'7")

W/C 1.92m x 1m (6'4" x 3'4")

Landing

Principal Bedroom 3.1m x 4.24m (10'2" x 13'11")

En-Suite 2.79m x 1.14m (9'2" x 3'8")

Bedroom Three 2.93m x 3.02m (9'7" x 9'11")

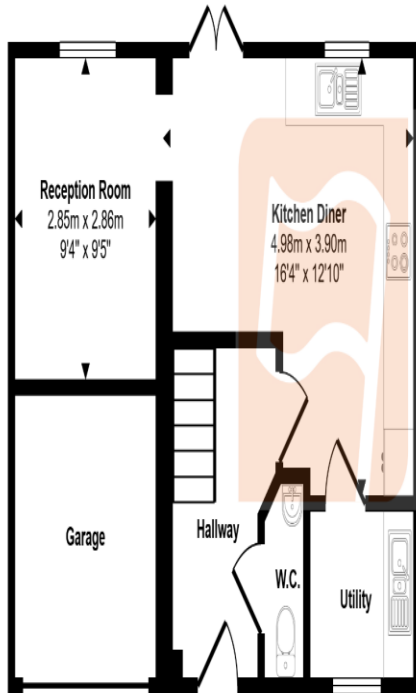
Bedroom Four 2.78m x 2.4m (9'1" x 7'11")

Bathroom 2.06m x 1.86m (6'10" x 6'1")





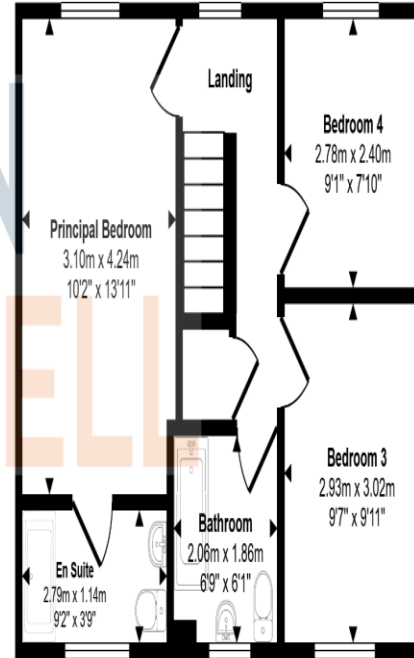
Approx Gross Internal Area
134 sq m / 1441 sq ft



Ground Floor
Approx 45 sq m / 479 sq ft



First Floor
Approx 45 sq m / 479 sq ft



Second Floor
Approx 45 sq m / 483 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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: 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.