



 **NEWTON
FALLOWELL**

16 Stratford Place, Bourne, PE10 0YS

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3 2 1

Key Features

- Semi Detached Family Home
- Three Bedrooms
- En-Suite To The Main Bedroom
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- EPC Rating B
- Freehold

£225,000





Situated in the highly sought-after Elsea Park development, this beautifully presented three-bedroom semi-detached home offers spacious and modern family living. With a generous lounge, contemporary kitchen/diner, three well-proportioned bedrooms, and off-road parking for two vehicles, this property is perfect for growing families or anyone seeking additional space in a desirable location.

Upon entry, you're welcomed into a spacious entrance hall providing access to the downstairs WC and the comfortable lounge, which features plush carpeting, stylish panelling, and an electric fireplace. A door leads through to the modern kitchen/diner, creating a seamless flow. The kitchen is fitted with a wide range of sleek white base and wall-mounted units, complemented by generous grey worktops and tiled splashbacks. It includes a breakfast bar area, built-in oven, gas hob, and space for appliances including a dishwasher, washing machine, and fridge freezer. There's also ample room for dining, and French doors open directly onto the private rear garden.

Upstairs, a spacious landing leads to three well-proportioned bedrooms — two of which are comfortable doubles. The main bedroom benefits from its own en-suite shower room, while the remaining rooms are served by a stylish three-piece family bathroom, mainly laid to tile.

Externally, the property features a driveway with off-road parking for two vehicles. The private rear garden is beautifully landscaped, offering two patio seating areas, a gravelled section, shed, and pergola.





Entrance Hall

W.C

Lounge 3.61m x 4.86m (11'10" x 15'11")

Kitchen/Diner 4.53m x 3.15m (14'11" x 10'4")



Landing

Principal Bedroom 2.55m x 3.58m (8'5" x 11'8")

En-Suite 2.5m x 1.3m (8'2" x 4'4")

Bedroom Two 2.52m x 3.03m (8'4" x 9'11")

Bedroom 3 1.87m x 2.61m (6'1" x 8'7")

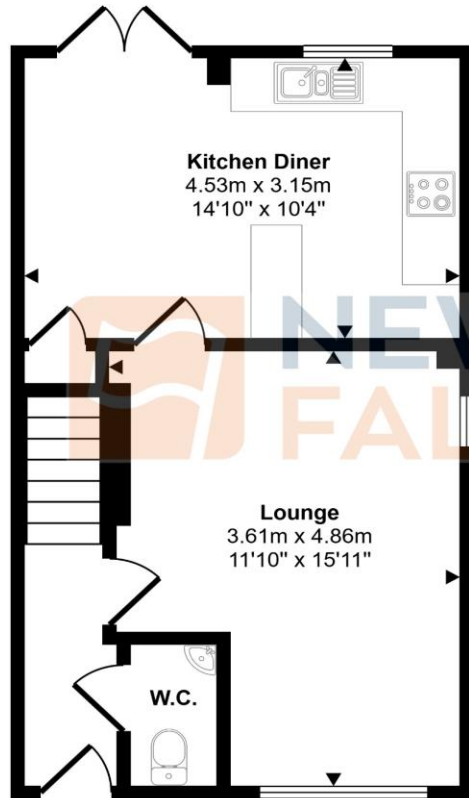


Bathroom 1.88m x 1.63m (6'2" x 5'4")

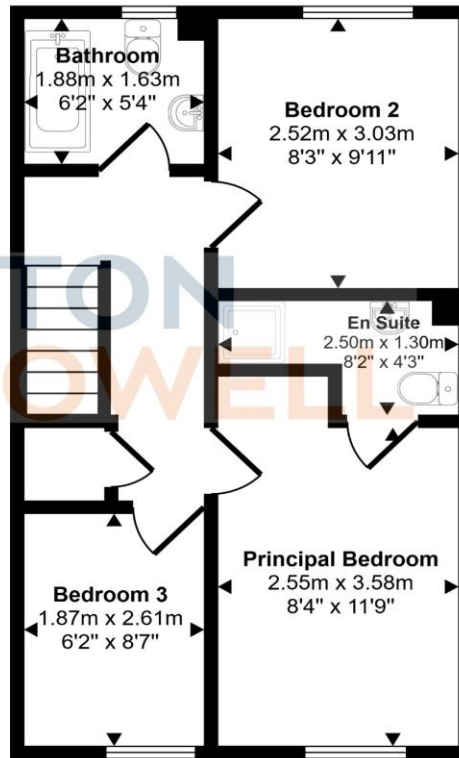




Approx Gross Internal Area
75 sq m / 805 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft



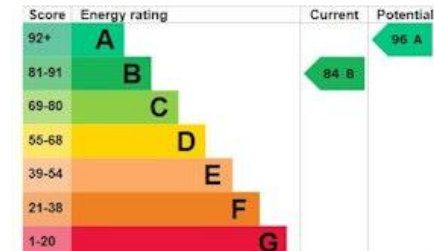
First Floor
Approx 37 sq m / 402 sq ft

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 B. It has the potential to be A.

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



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

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.