



94 The Pollards, Bourne, PE10 0QB

3 2 1

Key Features

- Mid Terrace Property
- Three Bedrooms
- En-Suite To The Main Bedroom
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Garage
- Re-fitted kitchen
- Ideal Family Home
- EPC Rating C
- Freehold

Offers in excess of £220,000





Located in the highly sought-after Elsea Park development, this spacious three-bedroom mid-terrace townhouse offers modern, versatile living across three well-designed floors. The home features a stylish kitchen, a generous lounge/diner, three well-proportioned bedrooms, a contemporary family bathroom, an en-suite to the principal bedroom, and the added benefit of multiple off-road parking spaces in front of a single brick-built garage.

Upon entering, you are welcomed into a bright entrance hall with stairs rising to the first floor. From here, doors lead to the kitchen, lounge/diner, and a convenient downstairs WC. The kitchen, situated at the front of the property, is fitted with sleek, neutral-toned units, matching worktops and splashbacks, a gas hob, electric oven, built-in dishwasher, ceramic sink with mixer tap, and space for freestanding appliances such as a fridge/freezer and washing machine. To the rear, the spacious lounge/diner features an understairs storage cupboard along with French doors opening onto the enclosed rear garden. The ground floor is completed by a WC fitted with a close-coupled toilet and hand basin.

On the first floor, the landing provides access to two bedrooms and the family bathroom. Bedroom Two spans the width of the property and includes two windows and a built-in cupboard suitable for wardrobe use. Bedroom Three is front-facing and also well-sized. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath, wash hand basin, and WC, and is mainly laid to tile.

The entire top floor is dedicated to the principal bedroom, offering an impressive space with a front-facing skylight, built-in wardrobes, additional storage cupboards, and a private en-suite shower room.

Externally, the rear garden is well-presented and low-maintenance, featuring a combination of artificial lawn and patio areas, fully enclosed for privacy. Multiple off-road parking spaces are located to the rear, directly in front of the property's single brick-built garage.





Hallway

W.C 0.86m x 1.86m (2'10" x 6'1")

Kitchen 2.25m x 3.37m (7'5" x 11'1")

Lounge / Diner 4.5m x 4.74m (14'10" x 15'7")



Landing

Bathroom 2.01m x 1.67m (6'7" x 5'6")

Study 2.3m x 3.53m (7'6" x 11'7")

Bedroom 2 4.49m x 3.08m (14'8" x 10'1")

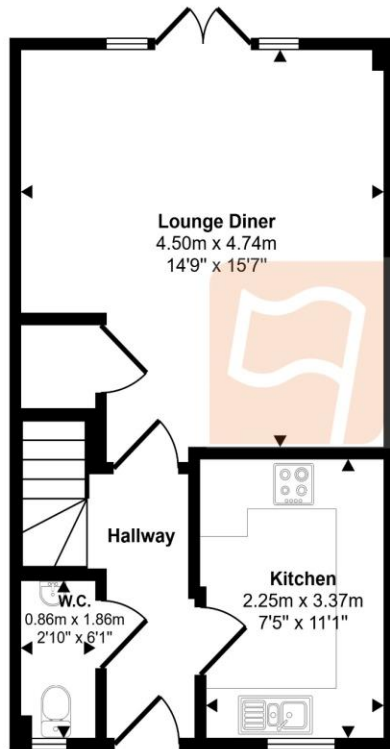
Principal Bedroom 4.47m x 5.34m (14'8" x 17'6")

En Suite 1.92m x 2.02m (6'4" x 6'7")

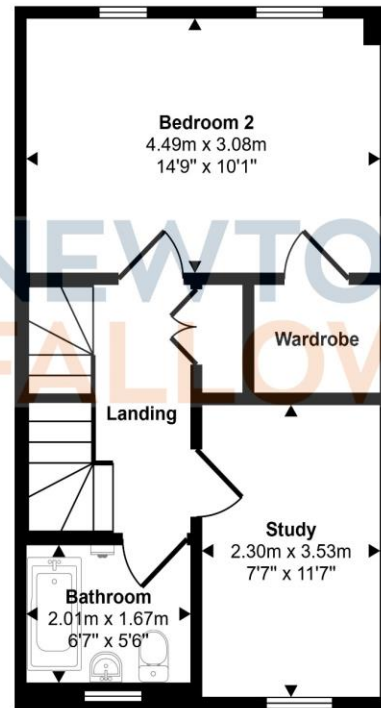




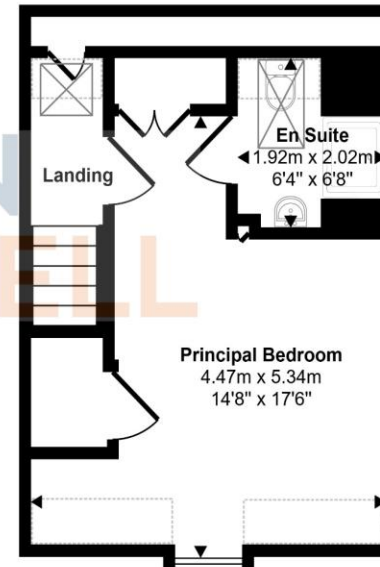
Approx Gross Internal Area
104 sq m / 1115 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft



First Floor
Approx 37 sq m / 402 sq ft



Second Floor
Approx 29 sq m / 312 sq ft

 Denotes head height below 1.5m

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	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.