



4 Ascot Close, Bourne, PE10 0WL

 **NEWTON FALLOWELL**

2 2 1

Key Features

- Semi Detached Family Home
- Two Double 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 C
- No Onwards Chain!

£190,000





Located in the highly sought-after Ascot Close, this modern two-bedroom semi-detached home offers convenient access to the town centre and is perfect for first-time buyers or investors. The property is being sold with no onward chain and benefits from an en-suite to the main bedroom, a downstairs W.C., off-road parking, and an enclosed rear garden. Early viewing is highly recommended!

Upon entering the property, you're welcomed into a hallway with stairs rising to the first floor and access to the kitchen, lounge, and downstairs W.C. The lounge is situated at the rear of the home and features French doors opening onto the garden, along with a useful under-stairs storage cupboard. At the front of the property, the kitchen is fitted with a modern range of units, including an integrated oven, inset sink with mixer tap, tiled splashbacks, and space for freestanding appliances such as a washer/dryer. The ground floor is completed by a convenient downstairs W.C., fitted with a close-coupled toilet and pedestal wash hand basin.

To the first floor, the property offers two well-proportioned bedrooms. The main bedroom, positioned at the front, includes its own en-suite shower room with a contemporary three-piece suite. Bedroom two overlooks the rear garden. The family bathroom serves the second bedroom and is fitted with a panelled bath, pedestal wash hand basin, and close-coupled W.C., with a window to the rear aspect.

Externally, the property boasts a low-maintenance front garden and two side-by-side off-road parking spaces. The rear garden is fully enclosed and designed for easy upkeep, featuring a patio seating area and gravelled borders.

Entrance Hall

Kitchen 2.41m x 3.02m (7'11" x 9'11")

Lounge 3.91m x 4.52m (12'10" x 14'10")

W.C.

Landing

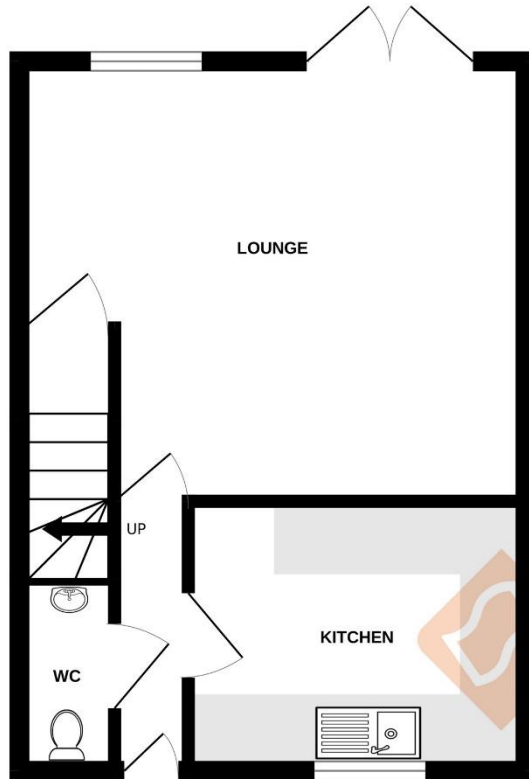
Principal bedroom 3.07m x 3.33m (10'1" x 10'11")

En-suite 1.8m x 1.42m (5'11" x 4'8")

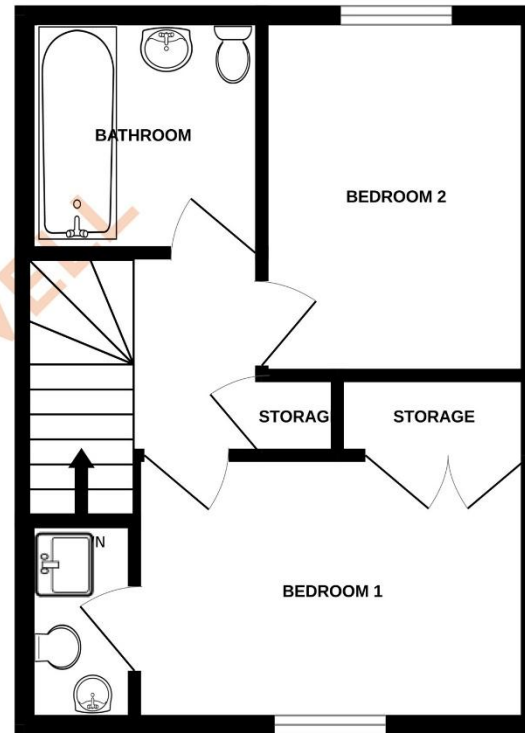
Bedroom 2 2.39m x 3.07m (7'10" x 10'1")

Family Bathroom 2.08m x 2.06m (6'10" x 6'10")

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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.