



11 Fen Road, Bourne, PE10 0TR

 **NEWTON FALLOWELL**

3 1 1

Key Features

- End Of Terrace Property
- Three Bedrooms
- Downstairs Shower Room
- Enclosed Rear Garden
- Potential To Extend (STP) – subject to planning
- Ideal First Time Purchase Or Investment
- EPC Rating E
- Freehold

£215,000





Situated in the desirable village of Dowsby, this well-presented three-bedroom end-of-terrace character home is ideal for families, first-time buyers, or those seeking a solid investment opportunity. The property boasts a generous enclosed rear garden, a front garden, and spacious interior rooms — with excellent potential to extend (subject to planning).

Upon entering, you're welcomed into a bright entrance hall with stairs leading to the first floor directly ahead. To the right is a spacious lounge, featuring large PVC windows that flood the room with natural light. To the rear of the property lies the kitchen/diner, fitted with wooden base and wall-mounted units, offering ample worktop space, an inset mixer sink, and room for freestanding appliances including an oven, washing machine, dryer, and fridge/freezer. A rear door from the kitchen provides easy access to the garden. Just beyond the kitchen is the family bathroom, fitted with a four-piece suite including a cubicle shower, bath, WC, and hand wash basin.

Upstairs, the landing leads to three well-proportioned bedrooms, two of which are doubles. The principal bedroom also benefits from built-in storage.

Externally, the property enjoys a pleasant front garden, mainly laid to lawn with a path leading to the front door. The generous rear garden is fully enclosed and offers a mix of lawn and patio areas, along with a garden shed.

Lounge 4.03m x 4.37m (13'2" x 14'4")

Kitchen/Diner 5.07m x 2.42m (16'7" x 7'11")

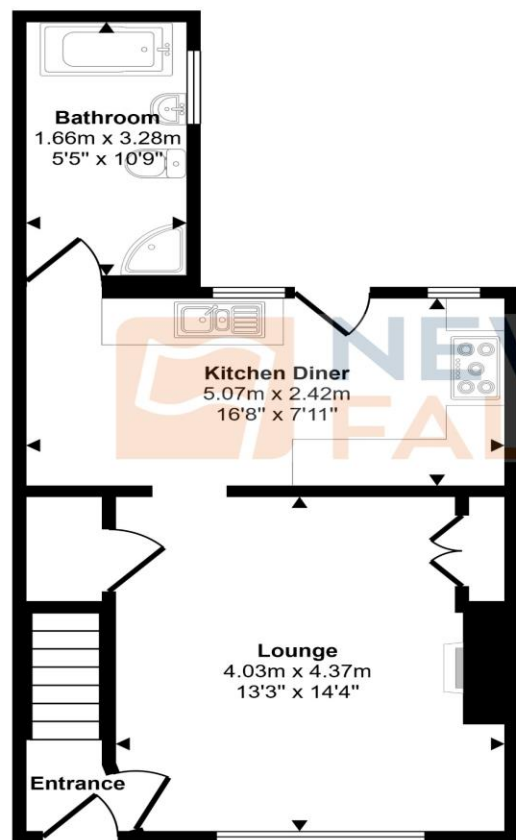
Bathroom 1.66m x 3.28m (5'5" x 10'10")

Principal Bedroom 4m x 3.1m (13'1" x 10'2")

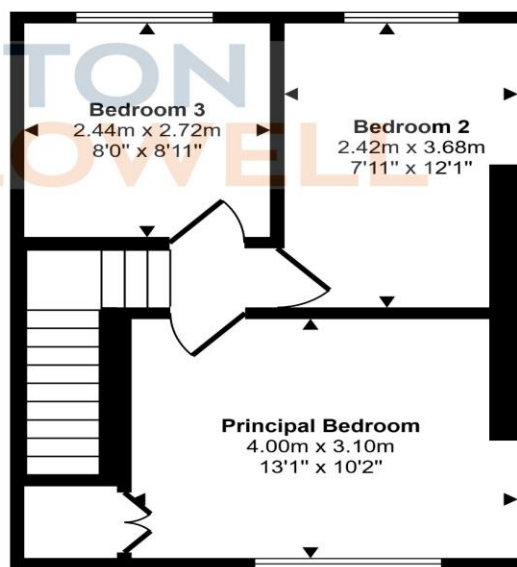
Bedroom Two 2.42m x 3.68m (7'11" x 12'1")

Bedroom Three 2.44m x 2.72m (8'0" x 8'11")

Approx Gross Internal Area
76 sq m / 813 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft



First Floor
Approx 35 sq m / 376 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.

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: A

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.