



10 Queensway, Pointon, Bourne, NG34 0NE

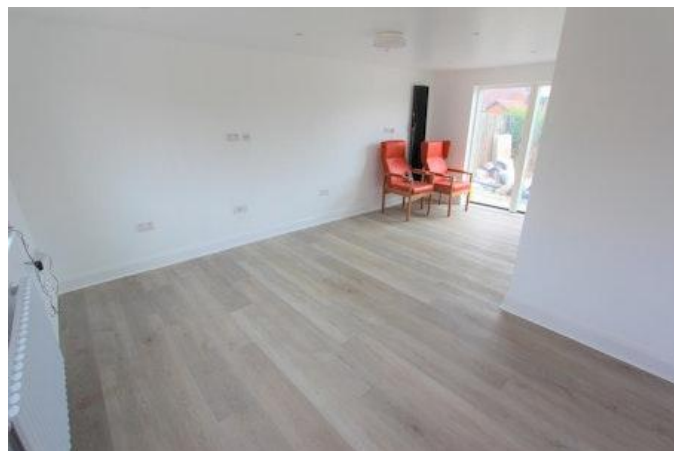
 **NEWTON FALLOWELL**

 3  1  1

Key Features

- RECENTLY RENOVATED
- THREE BEDROOMS
- DRIVEWAY PARKING
- SPACIOUS OPEN PLAN LIVING
- FOUR PIECE BATHROOM SUITE
- LARGE REAR GARDEN
- COUNCIL TAX BAND A
- EPC D
- EPC Rating D

£1,150 PCM





**** AVAILABLE BEGINNING OF OCTOBER **** Situated in the popular village of Pointon sits this recently modernised, three bed semi detached house boasting a large plot, ample off-road parking and generous living space. Upon entering the property you are greeted by an airy hallway which has immediate access on the left to the living space which wraps around the rear of the property and boasts a modern kitchen to the far end of the house along with patio doors onto the rear garden. The ground floor is finished off by a new downstairs WC which joins back to the entrance hall. To the first floor you have three generous sized bedrooms and a modern family bathroom which, along with the downstairs WC and kitchen, has been completed to a very high standard. To the front of the property there is ample off-road parking and access down the side of the house. To the rear you have a large plot which benefits from patio and lawned areas. Viewing is highly recommend to appreciate the extensive work that has been completed.

Entrance Hall

Kitchen/Lounge/Diner

Downstairs WC

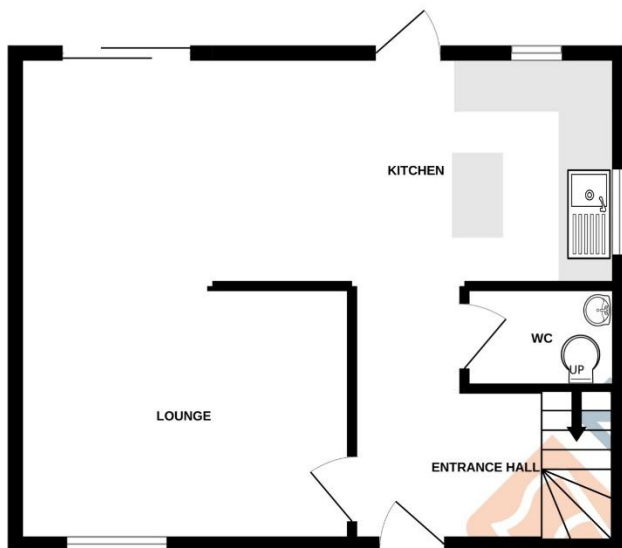
Bedroom 1

Bedroom 2

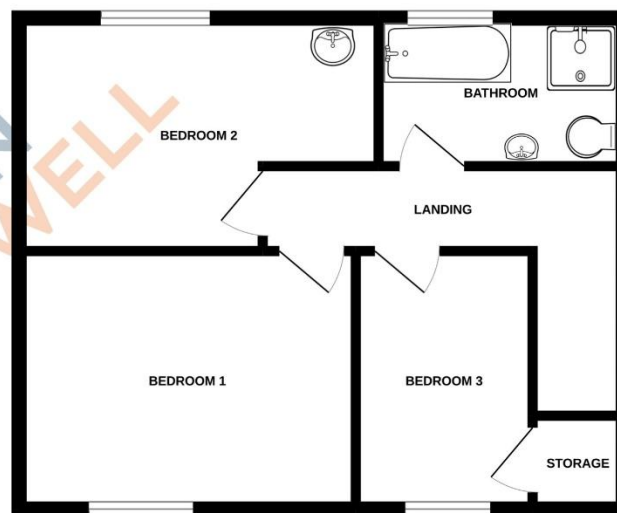
Bedroom 3

Family Bathroom

GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.3 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.

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