



11 Aveland Close, Bourne, PE10 9EJ

 **NEWTON FALLOWELL**



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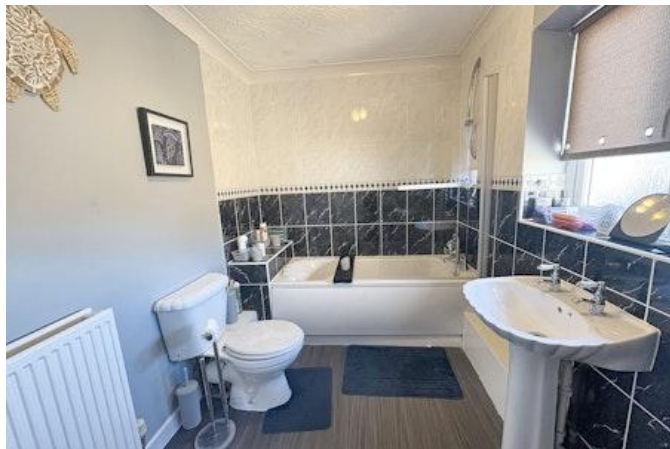
## Key Features

- Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- En-Suite To The Main Bedroom
- Downstairs W.C
- Driveway Providing Off Road Parking That leads To The Garage
- Easy Access To The Town Centre
- EPC Rating C
- Freehold

£275,000







Situated in the desirable town of Bourne, this well-presented four-bedroom semi-detached home offers generous living space and is ideal for families. The property features two reception rooms, an integral garage, en-suite to the main bedroom, and driveway parking.

Upon entering, you're welcomed into an entrance hall with stairs to the first floor. Straight ahead is a spacious lounge with large PVC windows that allow for plenty of natural light. Further along the hallway is a downstairs W.C., and to the rear of the property is a separate dining room with double doors opening onto the private, enclosed garden. Adjacent to the dining room, the kitchen is fitted with wooden wall and base units, ample worktop space, an island, an inset mixer sink, and room for freestanding appliances. There is also an internal door providing access to the garage.

Upstairs, the landing leads to four well-proportioned bedrooms, three of which are doubles, with the main bedroom benefitting from its own en-suite shower room.

Outside, the rear garden is fully enclosed with a mix of lawn and patio areas, plus a garden shed. To the front, there is driveway parking in front of the integral garage.

## Entrance Hall

Lounge 4.33m x 3.79m (14'2" x 12'5")

Dining Room 3.24m x 3.68m (10'7" x 12'1")

Kitchen Diner 3.63m x 3.73m (11'11" x 12'2")

Downstairs WC 0.85m x 2.53m (2'10" x 8'4")

## Landing

Bedroom One 4.03m x 3.67m (13'2" x 12'0")

En-suite 1.1m x 2.66m (3'7" x 8'8")

Bedroom Two 2.54m x 3.76m (8'4" x 12'4")

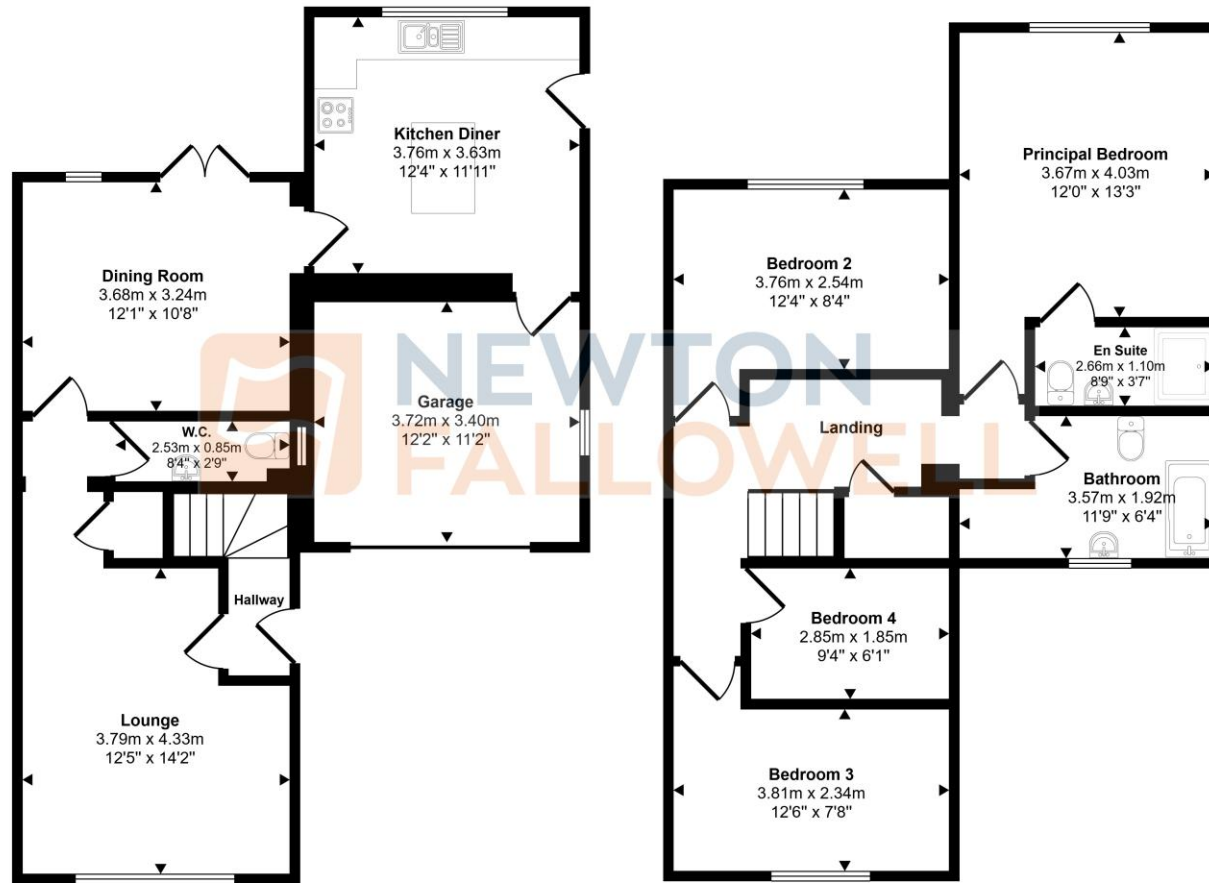
Bedroom Three 2.34m x 3.81m (7'8" x 12'6")

Bedroom Four 1.85m x 2.85m (6'1" x 9'5")

Bathroom 1.92m x 3.57m (6'4" x 11'8")

Garage 3.4m x 3.72m (11'2" x 12'2")

Approx Gross Internal Area  
131 sq m / 1408 sq ft



Ground Floor  
Approx 67 sq m / 718 sq ft

First Floor  
Approx 64 sq m / 690 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: 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.