



11 Lavender Way, Bourne, PE10 9TT

 **NEWTON FALLOWELL**

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Key Features

- THREE BEDROOMS
- DETACHED FAMILY HOME
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- En-suite, Bathroom & Downstairs WC
- Enclosed Rear Garden
- EPC Rating TBC
- Freehold

£300,000





NO ONWARD CHAIN! This well presented THREE DOUBLE BEDROOM detached family home, offering TWO RECEPTION ROOMS which are a lounge and dining room, downstairs WC with upstairs offering an En-suite bathroom and a well presented family bathroom.

The accommodation comprises of entrance hall, spacious bay fronted lounge to the front, dining room with access onto the rear garden, kitchen, useful utility room with downstairs WC, whilst the first floor landing separates three double bedrooms, with the main bedroom boasting a en-suite bathroom, as well as the recently modernised family bathroom.

Outside there is gravelled driveway parking to the front aspect for multiple vehicles, leading to a garage. The generous garden, which also benefits from gravelled seating area, a lawn with plants and borders.



Entrance Hall

Lounge 3.85m x 4.62m (12'7" x 15'2")

Dining Room 2.66m x 3.32m (8'8" x 10'11")

Kitchen 3.84m x 2.98m (12'7" x 9'10")

Utility Room 2.93m x 1.65m (9'7" x 5'5")

Downstairs WC 1.3m x 1.65m (4'4" x 5'5")

Landing

Principal Bedroom 3.44m x 4.65m (11'4" x 15'4")

En-suite 2.16m x 1.64m (7'1" x 5'5")

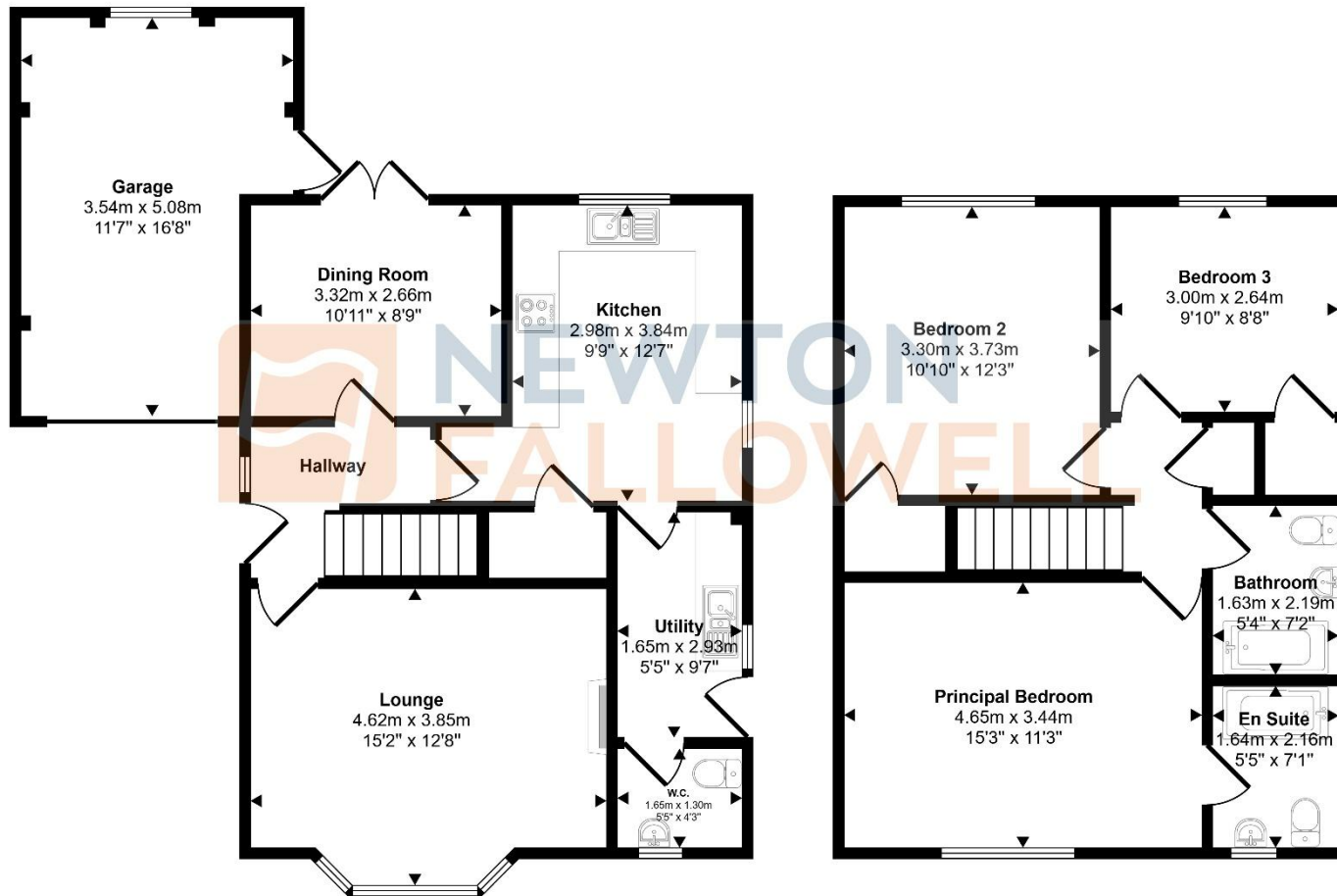
Bedroom Two 3.73m x 3.3m (12'2" x 10'10")

Bedroom Three 2.64m x 3m (8'8" x 9'10")

Bathroom 2.19m x 1.63m (7'2" x 5'4")

Garage 5.08m x 3.54m (16'8" x 11'7")

Approx Gross Internal Area
125 sq m / 1345 sq ft



Ground Floor
Approx 71 sq m / 766 sq ft

First Floor
Approx 54 sq m / 579 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: 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.



SCAN ME