



6 Prince George Road, Bourne, PE10 2AF

 **NEWTON FALLOWELL**



Key Features

- Semi Detached Family Home
- THREE BEDROOMS
- En-Suite, Bathroom and Downstairs WC
- Private Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- EPC Rating B
- Freehold

£230,000





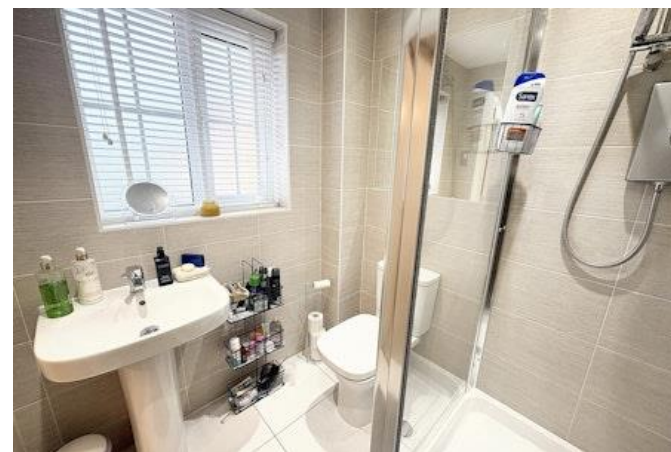
Located in the sought-after area of Bourne, this beautifully presented three-bedroom semi-detached home offers modern living in a convenient and family-friendly setting. The property features a generous living room, an open-plan kitchen/diner, a convenient downstairs WC, three well-proportioned bedrooms, a stylish family bathroom, and an en-suite to the main bedroom. Additional benefits include off-road parking and a private, enclosed rear garden.

Upon entering, you're welcomed by a bright and airy entrance hall. To the front of the home is a spacious living room, perfect for relaxing or entertaining. To the rear, the open-plan kitchen/diner boasts ample worktop space, modern units, and a range of integrated appliances ideal for family meals or hosting guests and a convenient downstairs WC.

Upstairs, the landing provides access to three well-sized bedrooms and a contemporary family bathroom. The main bedroom enjoys the added luxury of an en-suite shower room.

Externally, off-road parking is available along the side of the property. The rear garden offers a great mix of lawn and patio areas perfect for outdoor dining or children's play.

With so much to offer, this home is a fantastic opportunity. Early viewing is highly recommended.





Entrance Hall

Lounge 4.12m x 3.65m (13'6" x 12'0")

Kitchen Diner 2.78m x 4.66m (9'1" x 15'4")

Downstairs WC 0.99m x 1.81m (3'2" x 5'11")

Landing



Principal Bedroom 2.71m x 2.88m (8'11" x 9'5")

En-suite 1.76m x 1.65m (5'10" x 5'5")

Bedroom Two 2.63m x 2.57m (8'7" x 8'5")

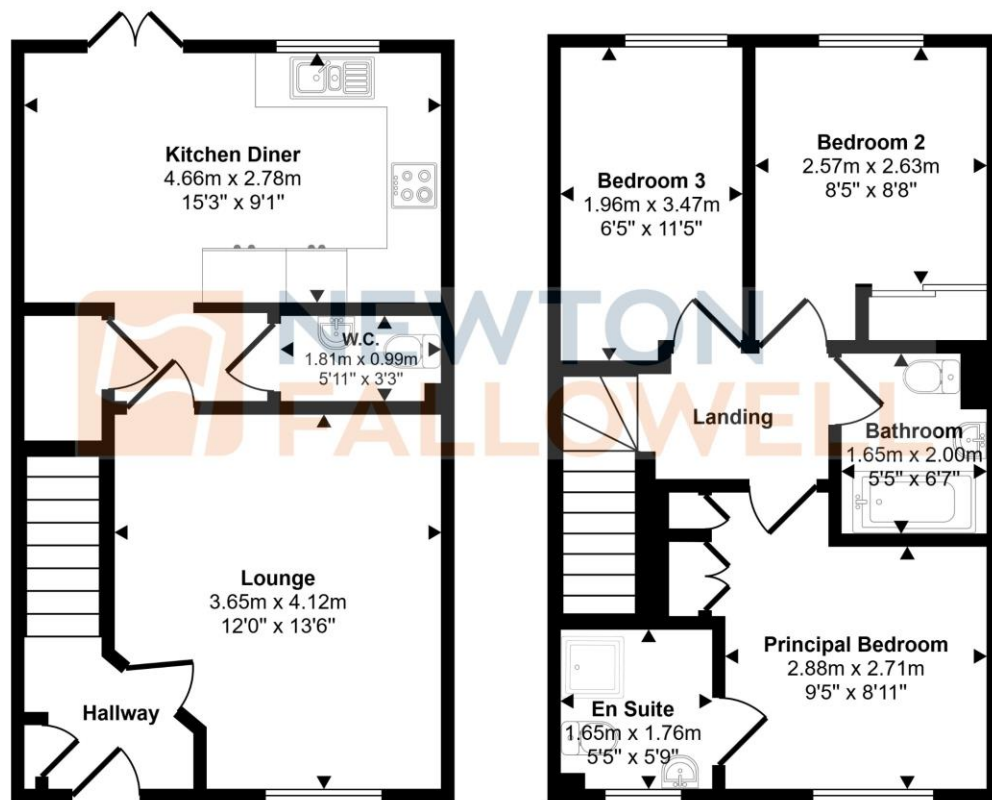
Bedroom Three 3.74m x 1.96m (12'4" x 6'5")

Bathroom 2m x 1.65m (6'7" x 5'5")





Approx Gross Internal Area
77 sq m / 825 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 39 sq m / 416 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.

