



3 Elm Avenue, Witham on the Hill, Bourne, PE10 0JH

 **NEWTON FALLOWELL**

 3  1  0

Key Features

- AVAILABLE BEGINNING OF JANUARY
- HIGHLY SOUGHT AFTER LOCATION
- IMMACULATE THREE BEDROOM HOME
- STUNNING KITCHEN DINER
- FULLY FURNISHED HOME WITH LOG BURNER
- PICTURESQUE OPEN FIELD VIEWS
- AMPLE OFF-ROAD PARKING
- EPC Rating E

£1,400 PCM





This charming 19th century cottage offers a wealth of character, benefiting from its recent extension, renovation, re-wiring and re-plumbing. This stunning three-bedroom cottage boasts a beautifully presented open plan kitchen/diner, charming living room with log burner, downstairs WC, three good-sized bedrooms and an immaculate three-piece family bathroom. The extension is designed so the impressive south-facing rear garden, which enjoys open field views, can be fully appreciated. Upon entering, via the side door, you are met by a stunning open plan kitchen/diner, bi-fold doors to the rear, full height pantry style units, integrated style fridge-freezer, a central island/breakfast bar, with power sockets and USB ports, it also features an induction hob and Belfast sink. To the front of the property, a characterful dual-aspect living room is situated. To the first floor, the bright landing separates three bedrooms and a contemporary three-piece family bathroom. Outside the front of the property, multiple off-road parking spaces are found. The south-facing rear garden is of generous proportions, benefiting from open field views.





Dining Room

Kitchen

Sitting Room



Downstairs WC

Master Bedroom

Bedroom Two

Bedroom Three



Bathroom

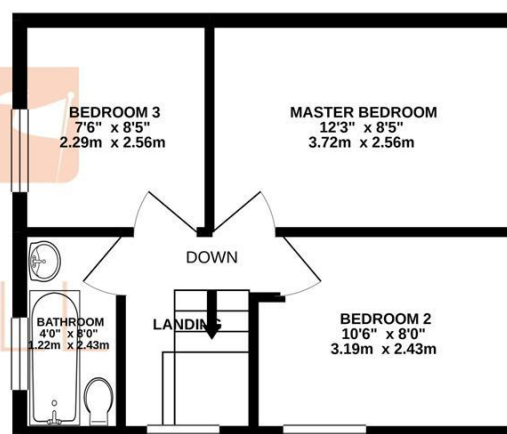




GROUND FLOOR



1ST FLOOR



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		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

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