



76 Badger Lane, Bourne, PE10 0FT

 **NEWTON FALLOWELL**

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Key Features

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- Terraced House
- Intergrated Appliances in Kitchen
- Family Bathroom and Downstairs WC
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- EPC Rating C
- Freehold

£160,000





Set down a peaceful cul-de-sac within the highly regarded Elsea Park sits this modern two bedroom terraced house. The property boasts a spacious living/dining room, modern fitted kitchen, downstairs WC, two good-sized bedrooms and a three-piece family bathroom.

Upon entering the property via the front door, you are initially greeted by an entrance hall, with the first door encountered showing you into the downstairs WC. The doorway on your left leads you through into the spacious living/dining room, opening out into the modern fitted kitchen - offering a range of integrated appliances (fridge/freezer, oven, hob & washer/dryer). To the first floor, the landing space separates two well-balance bedrooms and a three-piece family bathroom.

To the side of the property allocated off-road parking is found. The property greatly benefits from its secluded location and quiet atmosphere. At such a modest price, we highly recommend you view this property at your earliest convenience.



Entrance Hall

Lounge Diner 4.85m x 2.83m (15'11" x 9'4")

Kitchen 2.7m x 1.75m (8'11" x 5'8")

Downstairs WC 0.9m x 1.67m (3'0" x 5'6")

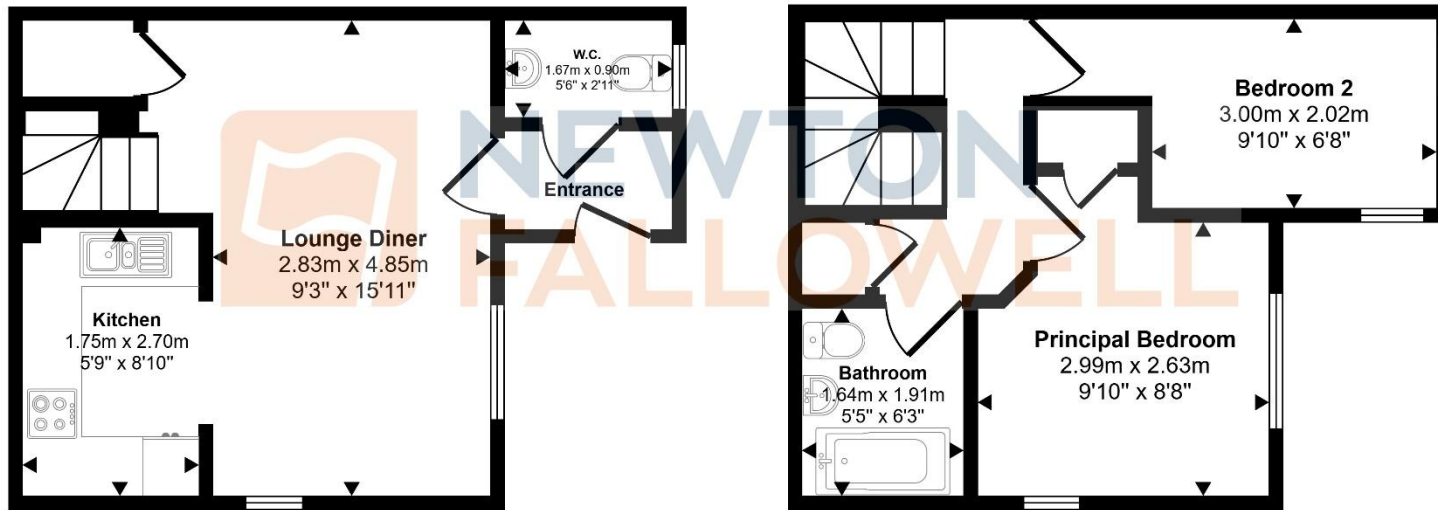
Landing

Principal Bedroom 2.63m x 2.99m (8'7" x 9'10")

Bedroom Two 2.02m x 3m (6'7" x 9'10")

Bathroom 1.91m x 1.64m (6'4" x 5'5")

Approx Gross Internal Area
53 sq m / 571 sq ft



Ground Floor
Approx 26 sq m / 285 sq ft

First Floor
Approx 27 sq m / 286 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: 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.



SCAN ME