



9 Perth Close, Bourne, PE10 0ZU

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Detached Family Home
- Three Bedrooms
- En-Suite, Bathroom and Downstairs WC
- Driveway Providing Off Road Parking That leads To The Garage
- Enclosed Rear Garden
- Easy Access To The Town Centre
- Ideal First Time Purchase Or Investment
- EPC Rating B
- Freehold

£245,000





Newton Fallowell are delighted to offer this beautifully maintained three bedroom detached property is located within the sought-after area of Bourne. Featuring kitchen diner with built in appliances, spacious rear garden and a single garage with electric door, this home is a must-see.

Upon entering, you are welcomed by a bright and spacious entrance hall, complete with a convenient downstairs cloakroom. Adjacent to the hallway is a generous living room, while at the rear of the property, you'll find an open-plan kitchen and dining area. The kitchen boasts ample countertop space and a range of integrated appliances, such as integrated fridge freezer, washing machine with a brand new integrated dishwasher, ideal for entertaining friends and family.

The first-floor landing provides access to three well-proportioned bedrooms and a contemporary three-piece family bathroom. The main bedroom further enhances the home's appeal with its en-suite shower room and fitted wardrobes.

Externally, the property offers off-road parking and a garage with electric up and over door down the side of the home. The rear garden offers a large patio area and a spacious lawn.





Entrance Hall

Lounge 4.58m x 3.17m (15'0" x 10'5")

Kitchen Diner 2.96m x 5.31m (9'8" x 17'5")

Downstairs WC 1.83m x 0.84m (6'0" x 2'10")

Landing



Principal Bedroom 2.83m x 3.07m (9'4" x 10'1")

En-suite 1.99m x 2.43m (6'6" x 8'0")

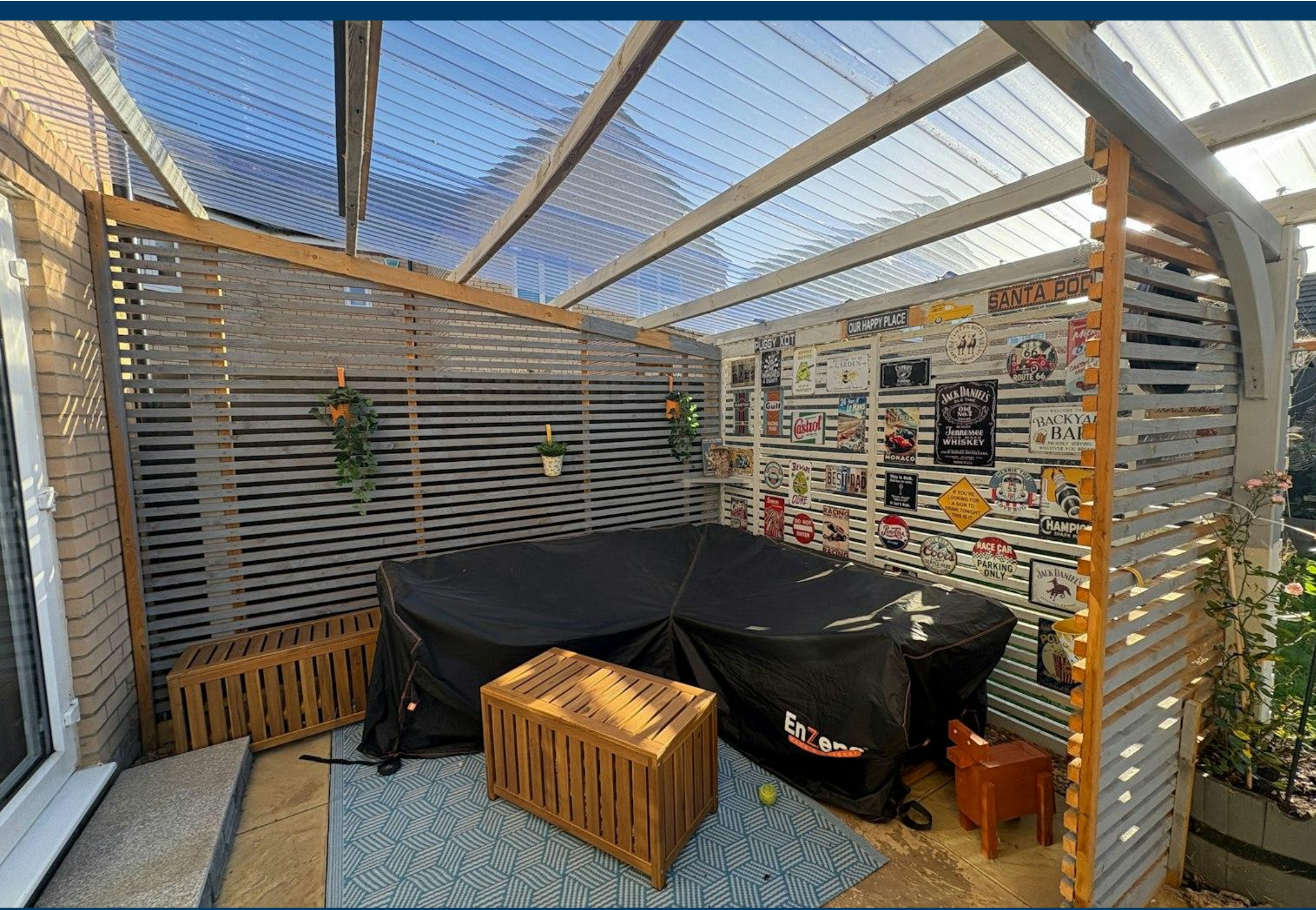
Bedroom Two 2.72m x 3m (8'11" x 9'10")

Bedroom Three 2.59m x 2.31m (8'6" x 7'7")

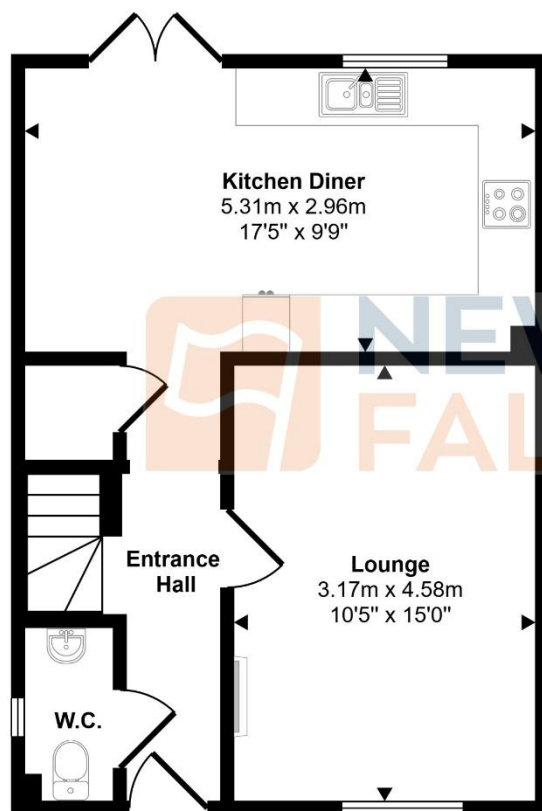
Bathroom 1.82m x 2.1m (6'0" x 6'11")

Garage

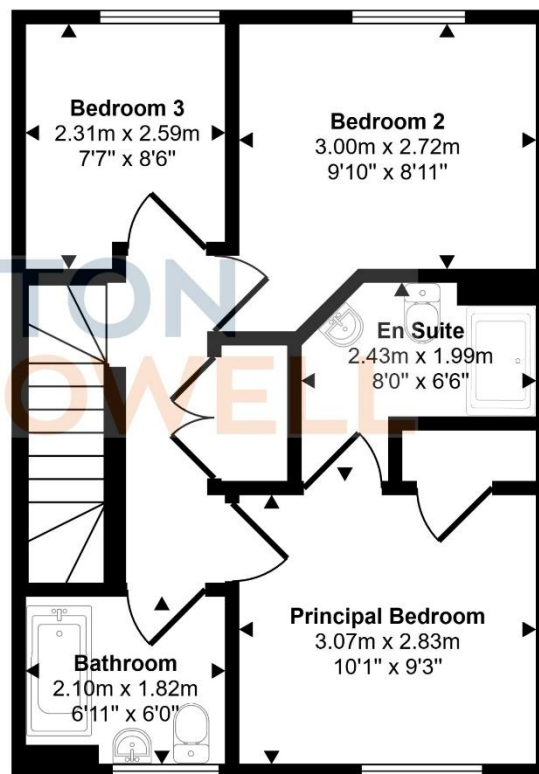




Approx Gross Internal Area
83 sq m / 896 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 42 sq m / 456 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