



7 Paddington Way, Bourne, PE100PS

 **NEWTON FALLOWELL**

 4  2  1

Key Features

- Detached family home
- FOUR BEDROOMS
- Open plan kitchen Diner with Under Floor Heating
- En-suite, Bathroom and Downstairs WC
- Enclosed rear garden
- Garage and Driveway
- Solar Panels
- EPC Rating B
- Freehold

Guide price £300,000 - £325,000





Nestled in a peaceful corner of Morton, this attractive four bedroom detached home offers spacious and versatile living ideal for modern family life. The property boasts an impressive open-plan kitchen diner, a generous living room, four well-balanced bedrooms, two bathrooms plus a downstairs cloakroom, along with a single garage, driveway, and a private rear garden.

The accommodation offers a welcoming entrance hall that provides access to, spacious open-plan kitchen diner with a modern fitted kitchen and central island, complemented by a bright and generous living room with a feature fireplace. A convenient downstairs cloakroom completes the ground floor. To the first floor, the landing leads to four generously sized bedrooms and a contemporary three-piece family bathroom. The principal bedroom further benefits from its own modern en-suite shower room.

Externally, the front of the property features a gravelled area and a driveway that extends along the side of the home to the detached single garage. The fully enclosed rear garden provides an ideal outdoor retreat, offering two patio seating areas and a well-maintained lawn, perfect for relaxing or hosting guests.

Entrance Hall

Lounge 4.94m x 3.45m (16'2" x 11'4")

Kitchen Diner 3.69m x 5.39m (12'1" x 17'8")

Downstairs WC 1.78m x 0.8m (5'10" x 2'7")

Landing

Principal Bedroom 4.01m x 2.75m (13'2" x 9'0")

En-suite 1.1m x 2.76m (3'7" x 9'1")

Bedroom Two 3.06m x 2.78m (10'0" x 9'1")

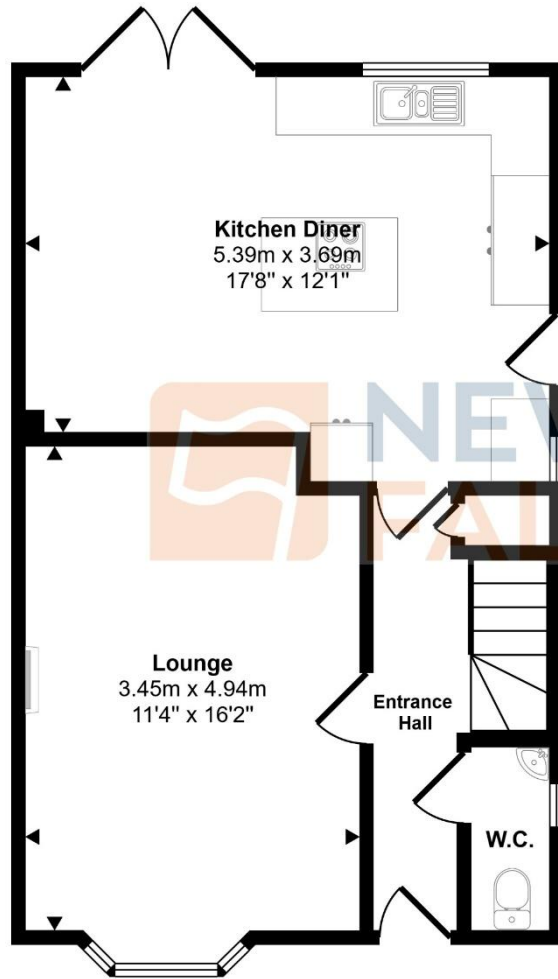
Bedroom Three 2.97m x 2.58m (9'8" x 8'6")

Bedroom Four 1.98m x 2.54m (6'6" x 8'4")

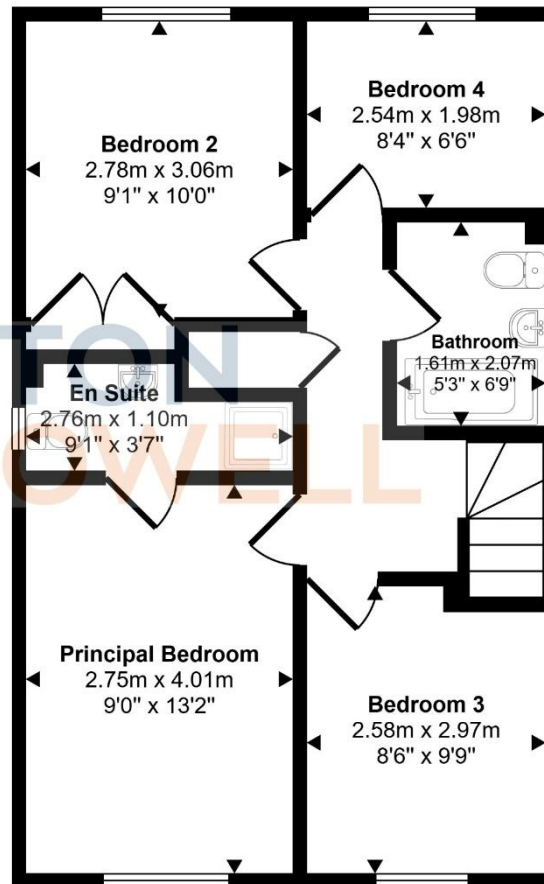
Bathroom 2.07m x 1.61m (6'10" x 5'4")

Garage

Approx Gross Internal Area
96 sq m / 1033 sq ft



Ground Floor
Approx 48 sq m / 513 sq ft



First Floor
Approx 48 sq m / 520 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.



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