



43 Beaufort Drive, Bourne, PE10 9PN

 **NEWTON FALLOWELL**



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## Key Features

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- Two Reception Rooms
- Modern Family Bathroom & Downstairs WC
- Off Road Parking Leading to a Integral Garage
- Cul-De-Sac Location
- South Facing Garden
- EPC Rating TBC

Guide price £235,000







\*\*\* Guide Price £235,000 - £245,000 \*\*\*

This semi-detached family home is situated at the end of a sought after road on the north side of Bourne, boasting a SOUTH-FACING GARDEN and having recently been refurbished. The well presented accommodation comprises of an entrance hall, lounge, kitchen/diner, conservatory, three bedrooms and family bathroom. Outside the property benefits from driveway parking, garage and south-facing garden to the rear.

Upon entering the home, you are met by the entrance hall, which provides access to the spacious lounge. To the rear is a modern fitted kitchen offering integrated oven and hob, with integrated fridge freezer and washing machine and space for a dishwasher, leading through to the conservatory, providing the perfect dining space. Three bedrooms are found to the first floor, alongside a newly fitted three-piece family bathroom.

Outside there is ample off-road parking with driveway and garage, as well as a garden to the rear which is both enclosed and south-facing.







Porch

Lounge 3.54m x 5.66m (11'7" x 18'7")

Kitchen Diner 3.58m x 2.49m (11'8" x 8'2")

Conservatory 3.69m x 3.75m (12'1" x 12'4")

Garage 2.62m x 4.06m (8'7" x 13'4")

Principal Bedroom 3.56m x 3.57m (11'8" x 11'8")

Bedroom 2 2.31m x 3.52m (7'7" x 11'6")

Bedroom 3 2.98m x 2.56m (9'10" x 8'5")

Bathroom 2.33m x 1.7m (7'7" x 5'7")

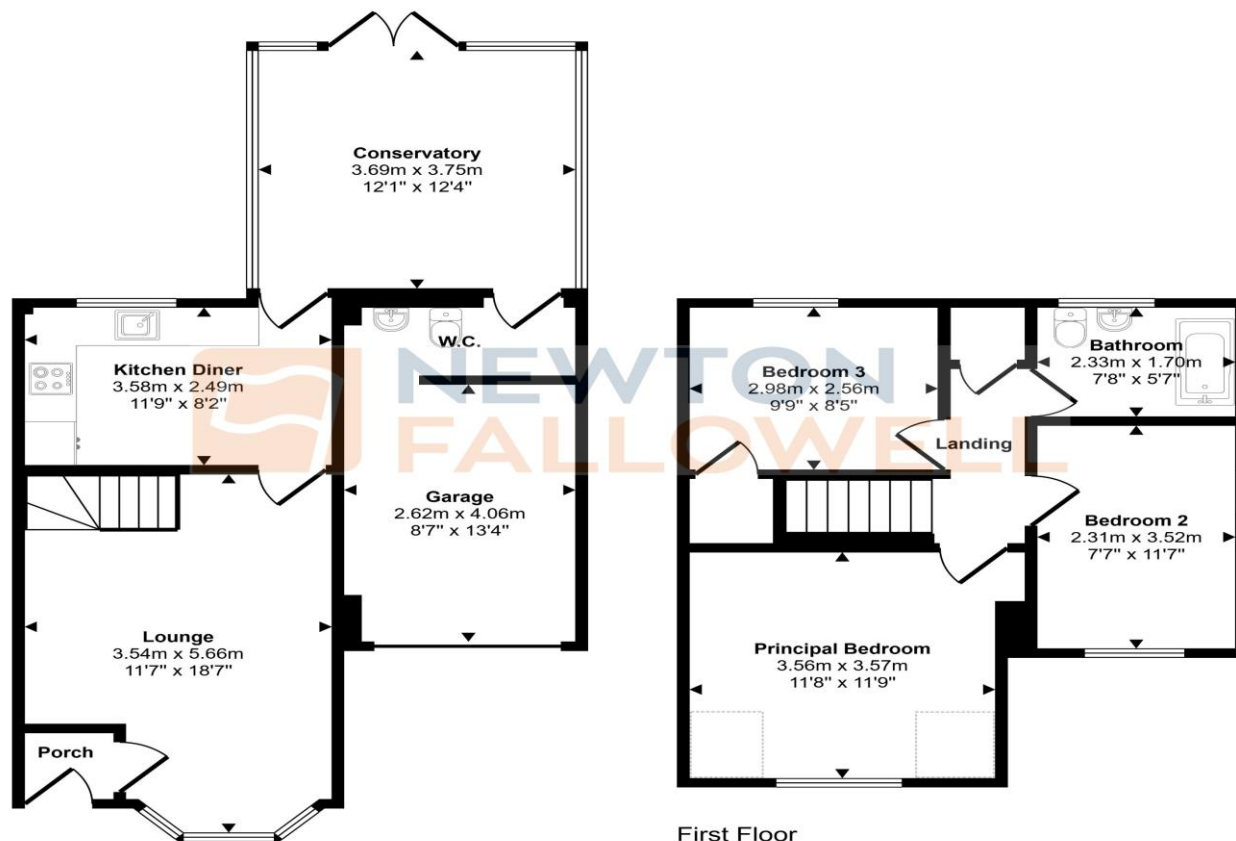








Approx Gross Internal Area  
101 sq m / 1083 sq ft



Ground Floor  
Approx 59 sq m / 632 sq ft

First Floor  
Approx 42 sq m / 451 sq ft

Denotes head height below 1.5m

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.