



2 Newmarket Avenue, Bourne, PE10 0WT

 **NEWTON FALLOWELL**

4 3 1

Key Features

- Detached Family Home
- Four Bedrooms
- En-Suite To Two Bedrooms
- Downstairs W.C
- Driveway Providing Off Road Parking That leads To The Garage
- Utility Room
- NO ONWARDS CHAIN!!
- EPC Rating B
- Freehold

£285,000





Situated within the highly sought-after Elsea Park development, this spacious four-bedroom detached townhouse offers modern and flexible living arranged over three well-designed floors and is available with no onward chain. The property benefits from a driveway providing off-road parking leading to a detached garage and features an open-plan kitchen/dining area, a separate lounge, two en-suite shower rooms, a utility room, and a downstairs W.C.

Upon entering, you are welcomed into the entrance hall with laminate flooring and stairs rising to the first floor. The ground floor benefits from laminate flooring throughout and fitted blinds. From the hallway, there is access to the downstairs W.C., which is laid to lino flooring. To the right of the entrance hall is the spacious open-plan kitchen/dining area, featuring three windows that allow plenty of natural light. The kitchen is fitted with a range of dark grey wooden wall and base units, complementary worktop space, tiled splashbacks, an inset sink with mixer tap, induction hob, built-in oven, space for a freestanding fridge/freezer, and an integrated dishwasher. A breakfast bar provides additional seating. Leading off the kitchen is a separate utility area with further worktop space, a matching wall-mounted cupboard, and space for freestanding appliances. To the left of the entrance hall is the lounge, a comfortable living space featuring French doors that open directly onto the private rear garden.

The first-floor landing provides access to three bedrooms and the family bathroom. Bedroom three is a generous double room with built-in storage and carpeted flooring. The family bathroom is fitted with a bath with handheld shower, wash basin, and W.C., with partial wall tiling and lino flooring. Bedroom two is a double room with dual-aspect windows and carpeted flooring, benefitting from an en-suite shower room comprising a tiled shower cubicle, wash basin, and W.C. Bedroom four is a single bedroom, also laid to carpet.

The second floor is dedicated to the principal bedroom suite, which is a generously sized room featuring a modern en-suite shower room. The en-suite is spacious and includes a large shower cubicle, wash basin, W.C., two built-in storage cupboards, and lino flooring. Externally, the property offers off-road parking to the front of the detached garage. The rear garden is private, fully enclosed, and well maintained, designed for low maintenance with a combination of lawn and patio areas.

Entrance Hall 2.08m x 1.83m (6'10" x 6'0")

W/C 1.08m x 1.08m (3'6" x 3'6")

Lounge 3.39m x 4.73m (11'1" x 15'6")

Kitchen/Diner 4.73m x 3.47m (15'6" x 11'5")

Utility 2.07m x 1.54m (6'10" x 5'1")

Landing

Bedroom Three 2.69m x 2.78m (8'10" x 9'1")

Family Bathroom 1.98m x 1.93m (6'6" x 6'4")

Bedroom Two 4.78m x 2.41m (15'8" x 7'11")

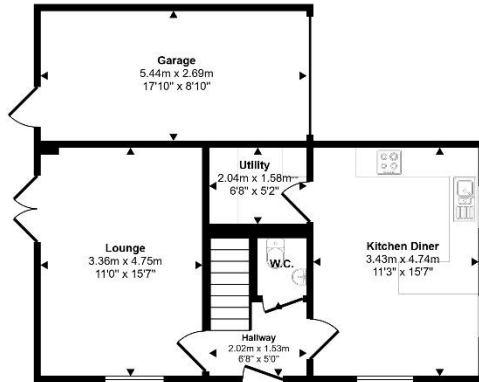
En-Suite 2.04m x 1.46m (6'8" x 4'10")

Bedroom Four 2.55m x 2.24m (8'5" x 7'4")

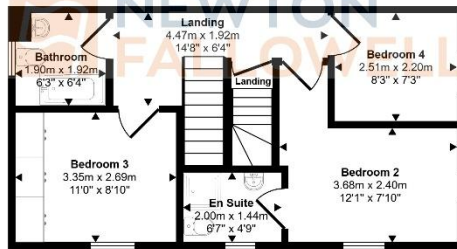
Bedroom One 6.42m x 3.42m (21'1" x 11'2")

En-Suite 2.72m x 3.41m (8'11" x 11'2")

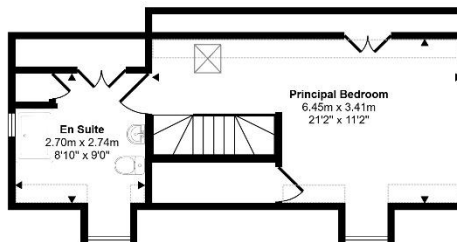
Approx Gross Internal Area
138 sq m / 1490 sq ft



Ground Floor
Approx 59 sq m / 630 sq ft



First Floor
Approx 44 sq m / 469 sq ft



Second Floor
Approx 36 sq m / 392 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.



SCAN ME

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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