



4 Lilac Close, Bourne, PE10 9TS

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Stunning Three Bedroom Detached Bungalow
- Close Proximity to Bourne Woods
- Off Street Parking and Extended Single Garage
- En-Suite to Master Bedroom
- Full Enclosed Rear Garden with Stunning Views
- Large Rear Conservatory
- Council Tax Band - C

£305,000





Newton Fallowell are delighted to offer this lovely detached bungalow situated in the highly desirable area of Bourne with a close proximity to Bourne woods. Benefitting from three double bedrooms with a spacious En-Suite to the master Bedroom.

This property offers three double bedrooms three bed bungalow with amazing field views. As you enter the property you are greeted by a lovely spacious entrance hallway. There are three generous sized bedrooms with the master benefiting from fitted wardrobes and an en-suite.



As you enter the property you are greeted with a bright entrance hall which offers access to all reception rooms such as an amazing spacious kitchen diner benefitting from built in appliances and sliding doors leading out into the back garden. Coming off the kitchen is an amazing lounge with an electric fireplace being the focal point within the room. This property also benefits from a conservatory accessed through the lounge by double doors, giving the property an airy and bright feel due to the windows within the conservatory.

The outside space consists of an extended single garage and a mainly laid to patio, low maintenance back garden overlooking stunning field views all the way to Bourne Woods. This property provides ample off-road parking and a large front garden which has been landscaped.



Lounge 4.01m x 4.85m (13.2ft x 15.9ft)

Kitchen Diner 3.18m x 4.85m (10.4ft x 15.9ft)

Conservatory 5.61m x 2.91m (18.4ft x 9.5ft)

Bedroom 1 4.08m x 3.34m (13.4ft x 11ft)

En-Suite 1.69m x 2.47m (5.5ft x 8.1ft)

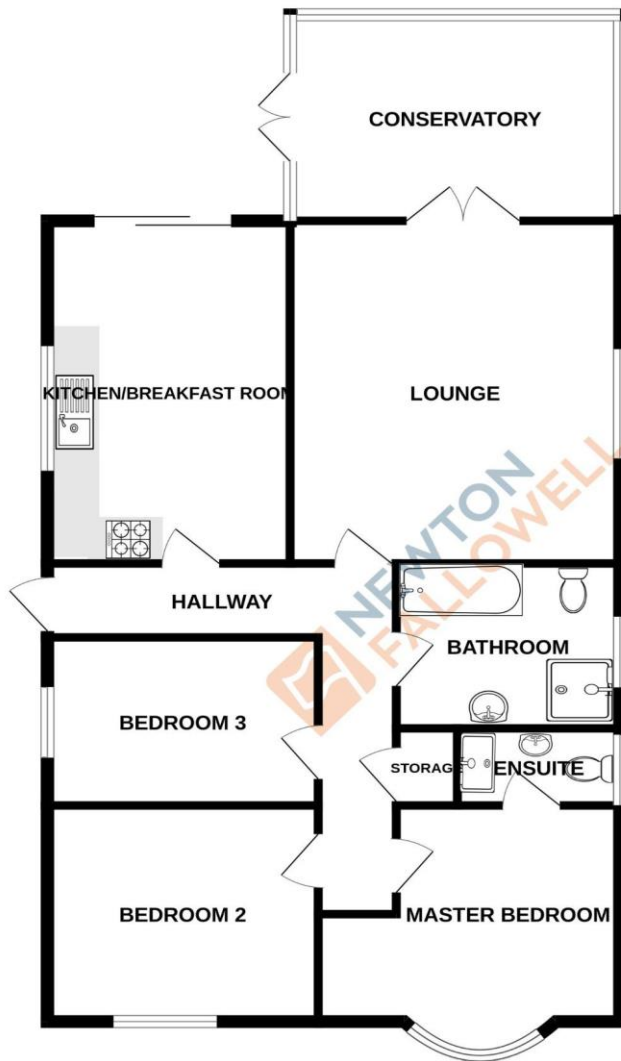
Bedroom 2 3.56m x 3.15m (11.7ft x 10.3ft)

Bedroom 3 2.78m x 3.06m (9.1ft x 10ft)

Bathroom 2.99m x 2.36m (9.8ft x 7.7ft)

Garage 3.75m x 7.12m (12.3ft x 23.4ft)

GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
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.