



25 Southfields, Bourne, PE109TZ

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Semi Detached Family Home
- Three Bedrooms
- Downstairs W.C
- No Onward Chain!!
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- EPC Rating D
- Freehold

£225,000





Offering easy access to the town centre, this well-presented three-bedroom semi-detached family home provides spacious and flexible accommodation throughout and is a must-see to be fully appreciated.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor and doors providing access to the downstairs W.C., living room and kitchen/diner. The W.C. is conveniently located off the hallway. The living room is positioned to the front of the property and flows through to the kitchen at the rear. The kitchen/diner offers a range of fitted units with space for appliances, including an inset gas hob, integrated oven, fitted with a white composite sink with drainer and mixer tap, and space and plumbing for a washing machine and fridge freezer.

To the first floor, the property boasts three bedrooms and a family bathroom. The main bedroom is located at the front of the property, along with bedroom three, both enjoying front-facing views. Bedroom two is positioned to the rear and overlooks the garden. Completing the accommodation is the family bathroom. Externally, the property benefits from driveway parking with gated access to the rear garden. The south-facing rear garden is fully enclosed and mainly laid to lawn, with planted borders, a patio seating area, and open views backing onto fields—ideal for family living and outdoor entertaining. This is a fantastic family home in a desirable location and early viewing is highly recommended.

Entrance Hall

W.C

Lounge 4.46m x 4.11m (14'7" x 13'6")

Kitchen 4.44m x 2.79m (14'7" x 9'2")

Landing

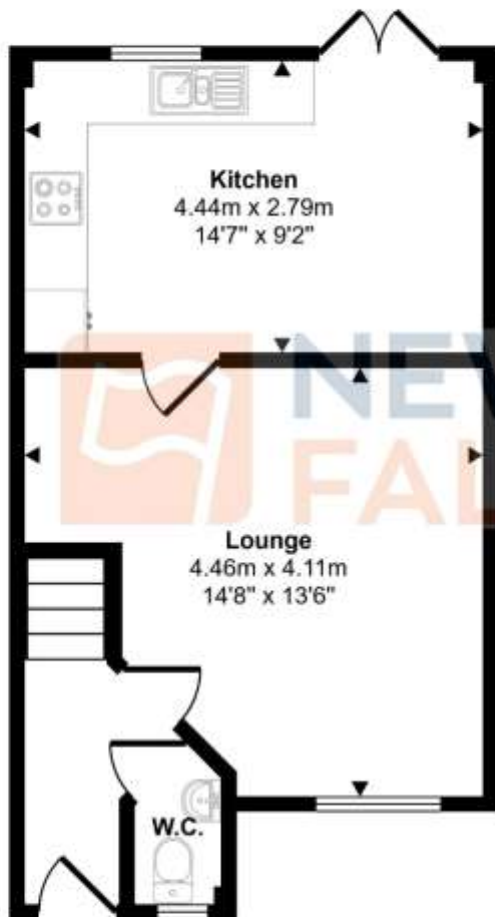
Principal Bedroom 2.55m x 3.13m (8'5" x 10'4")

Bedroom 2 2.52m x 2.99m (8'4" x 9'10")

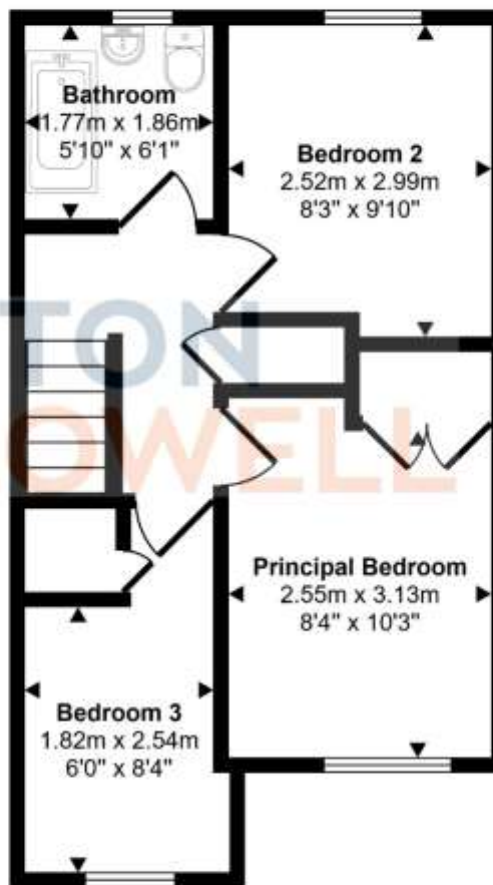
Bedroom 3 1.82m x 2.54m (6'0" x 8'4")

Bathroom 1.77m x 1.86m (5'10" x 6'1")

Approx Gross Internal Area
67 sq m / 716 sq ft



Ground Floor
Approx 33 sq m / 354 sq ft



First Floor
Approx 34 sq m / 363 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: 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.



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