



Brooklands Way,
Bourne, Lincolnshire, PE10 9GW



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£825 PCM**

**** AVAILABLE IMMEDIATELY WITH NIL DEPOSIT OPTION

Situated within close proximity to the town center sits this well presented three-bedroom, semi-detached house.

Downstairs, the property boasts a spacious lounge, downstairs WC and a large kitchen diner with french doors onto the rear garden.

Upstairs you will find two double bedrooms and a generous single as well as a modern family bathroom and en-suite. Outside there is off-road parking to the side of the home, as well as a private and low maintenance garden to the rear which benefits from side access, a shed and not being overlooked to the rear.

Viewing is highly recommended.



Entrance hall

With stairs to the first floor and door into the living area.

Living Room

11'7" x 15'5" (3.53 x 4.70)

Cloakroom

with a white two piece suite comprising off a low level WC and hand wash basin.

Kitchen/Diner

14'10" x 8'3" (4.52 x 2.51)

Complete with Gas hob with extractor over, Electric oven, and plumbing for washer.

Bedroom One

9'11" x 9'4" (3.02 x 2.84)

With a window to the rear, built in wardrobe and door leading to en suite.

En-suite

7'2" x 4'6" (2.18 x 1.37)

A white three piece suite comprising of a shower, low level WC and hand wash basin.

Bedroom Two

9'7" x 7'10" (2.92 x 2.39)

Upvc double glazed window to front aspect.

Bedroom Three

6'6" x 6'3" (1.98 x 1.91)

Upvc double glazed window to the front aspect.

Bathroom

7'9" x 6'2" (2.36 x 1.88)

With a white three piece suite comprising of a bath, low level WC and a hand wash basin.

Rear Garden

An enclosed south facing rear garden laid to lawn.

Outside

Two allocated parking spaces to the side of the property.



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

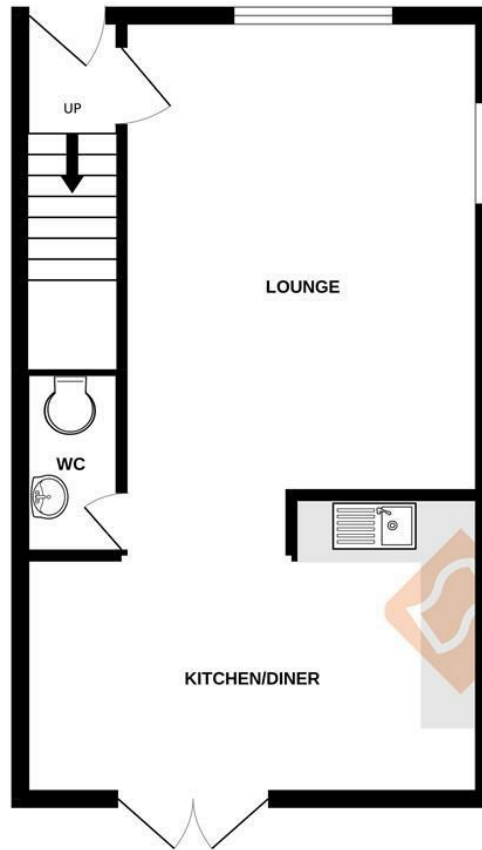
ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

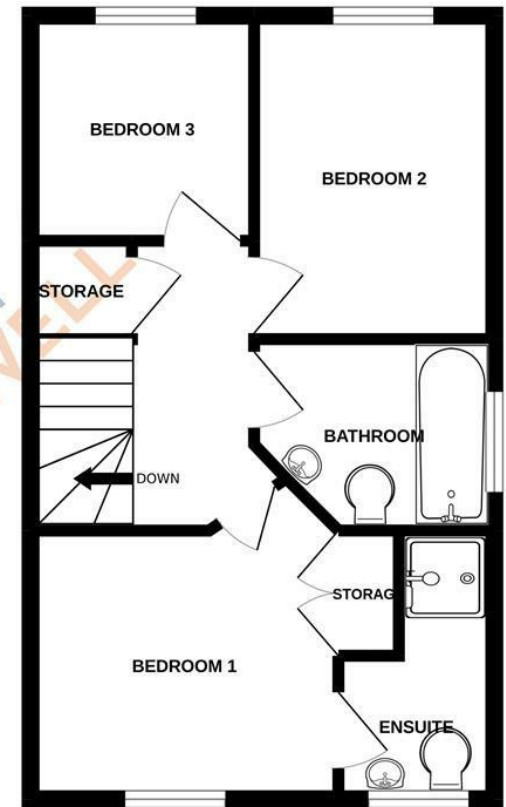
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



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TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	