



9 Worcester Gardens, Bourne, PE10 0ZP

 NEWTON FALLOWELL

 4 2 2

## Key Features

- Semi Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- En-Suite To The Main Bedroom
- Study
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- EPC Rating B
- Freehold

£235,000





Situated within the highly sought-after Elsea Park development, this beautifully presented four-bedroom semi-detached home offers generous and contemporary living spread across three thoughtfully designed floors. With two reception rooms, a modern kitchen, dedicated study, four spacious bedrooms, and off-road parking for two vehicles, this home is ideal for growing families or those in need of flexible living space in a desirable location.

Upon entering, you are welcomed into a bright entrance hall, with a downstairs WC to the right and a study to the left. The hallway leads into a stylish kitchen/diner, fitted with a range of sleek white wall and base units, complemented by expansive wooden worktops. Integrated appliances include an oven and induction hob, with additional space for a fridge freezer, washing machine, and dishwasher. There's ample room for dining or living space, and French doors open out onto the rear garden, seamlessly blending indoor and outdoor living.

On the first floor, the landing provides access to a generously sized bedroom at the rear of the property, featuring soft plush carpeting, while the principal bedroom is positioned at the front and benefits from a modern en-suite shower room. The second floor offers two further double bedrooms and a well-appointed, part-tiled three-piece family bathroom.

Externally, the home boasts a private, fully enclosed rear garden that has been tastefully landscaped with a patio seating area and a garden shed. To the front, there is a driveway offering off-road parking for two vehicles.



Hallway

W/C/

Study 1.83m x 2.81m (6'0" x 9'2")

Kitchen/Diner 3.86m x 6.09m (12'8" x 20'0")



Landing

Principal Bedroom 3.93m x 3m (12'11" x 9'10")

Lounge 3.9m x 3.61m (12'10" x 11'10")



Landing

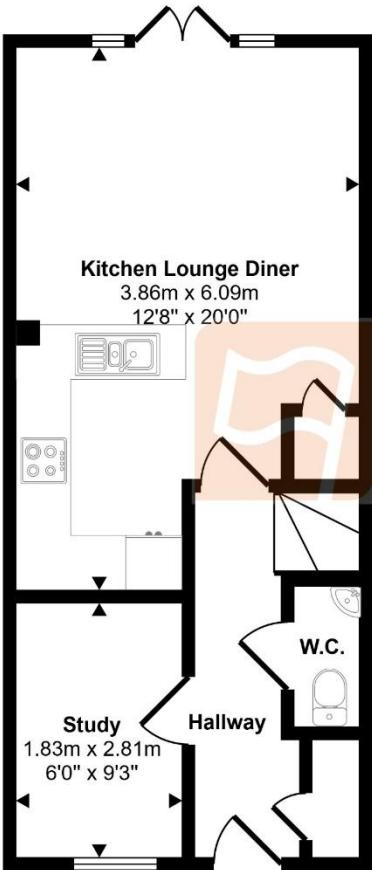
Bedroom Two 3.82m x 3.46m (12'6" x 11'5")

Bedroom Three 3.83m x 2.14m (12'7" x 7'0")





Approx Gross Internal Area  
100 sq m / 1081 sq ft

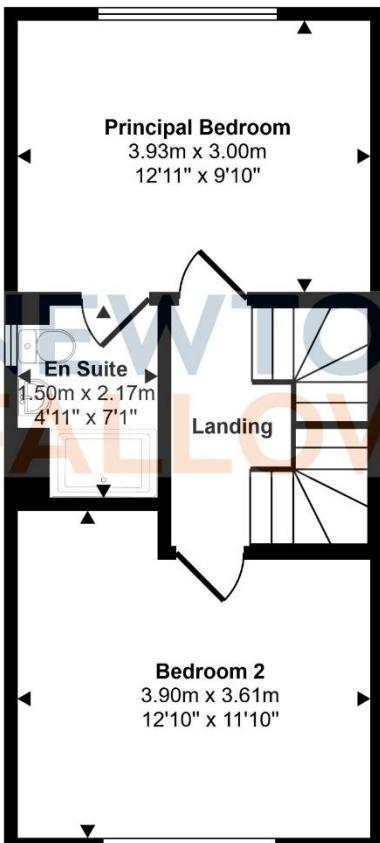


**Ground Floor**  
Approx 35 sq m / 372 sq ft

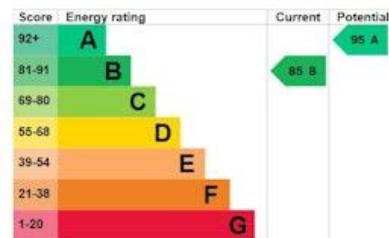
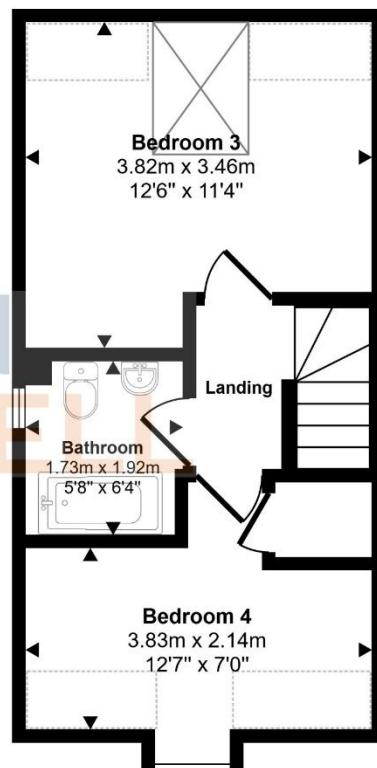
Denotes head height below 1.5m

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.

**First Floor**  
Approx 35 sq m / 382 sq ft



**Second Floor**  
Approx 30 sq m / 328 sq ft



#### 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.