



12 Berkeley Drive, Bourne, PE10 9TR

 **NEWTON FALLOWELL**

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Key Features

- End of Terrace Family Home
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Re-fitted kitchen
- Ideal First Time Purchase Or Investment
- EPC Rating D
- Freehold

OIEO £210,000





Situated in a highly sought-after area of Bourne, this well-presented three bedroom semi detached home is perfect for families, first-time buyers, or those looking to upsize. The property benefits from a private driveway, a stylish kitchen/diner, and a generous, enclosed rear garden.

Upon entering, you're welcomed into the entrance hall with stairs leading to the first floor. To the right is a spacious lounge featuring large window that fills the room with natural light. To the rear of the property is the modern kitchen/diner, finished with grey base and wall-mounted units and a solid worktop. The kitchen also includes a built-in oven, induction hob, and mixer sink, an undercounter fridge are included in the sale. There's also space for a freestanding washing machine. A rear door provides convenient access to the conservatory which gives you that extra bit of space to spend with the family and a patio door leading to the rear garden.

Upstairs, the landing leads to three bedrooms and a contemporary three-piece family bathroom, complete with partial tiling for a sleek, modern finish.

Externally, the home offers off-road parking on the private driveway. The enclosed rear garden features a combination of lawn and patio areas, along with a patio seating space and a garden shed. This is a fantastic opportunity to secure a well-located and move-in-ready home in one of Bourne's most desirable residential areas.

Entrance Hall

Lounge 5.43m x 3.13m (17'10" x 10'4")

Kitchen Diner 2.73m x 4.08m (9'0" x 13'5")

Conservatory 3.85m x 3.06m (12'7" x 10'0")

Landing

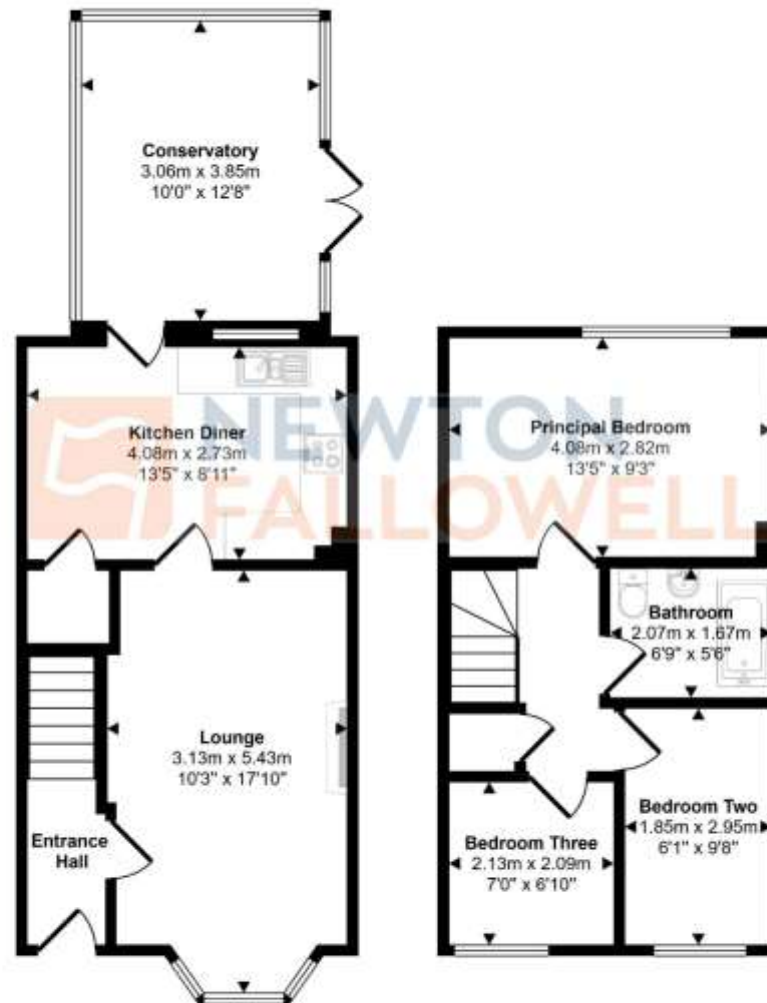
Principal Bedroom 2.82m x 4.08m (9'4" x 13'5")

Bedroom Two 2.95m x 1.85m (9'8" x 6'1")

Bedroom Three 2.09m x 2.13m (6'11" x 7'0")

Bathroom 1.67m x 2.07m (5'6" x 6'10")

Approx Gross Internal Area
77 sq m / 829 sq ft



Ground Floor
Approx 45 sq m / 486 sq ft

First Floor
Approx 32 sq m / 343 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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