

1 Fakenham Green, Bourne

£220,000

NEWTON FALLOWELL

1 Fakenham Green

Bourne

A fantastic opportunity to step onto the property ladder! This beautifully presented three-bedroom home offers modern, practical living, making it the perfect choice for first-time buyers looking to make their move in today's property market. With a private south-facing rear garden, a pleasant outlook over greenery to the front, two off-road parking spaces and the added benefit of NO ONWARD CHAIN, this is a home that really does tick all the boxes.

Step inside and you'll find a welcoming entrance hallway providing access to a convenient downstairs WC and a comfortable, well-proportioned living room, ideal for relaxing after a busy day. To the rear of the property sits the contemporary kitchen/diner, offering a fantastic space for everyday living and entertaining. The kitchen comes complete with a range of integrated appliances, including a fridge freezer, washing machine and dishwasher, helping to make moving in that little bit easier. French doors open out onto the rear garden, creating a lovely connection between indoor and outdoor living.

Upstairs, the property continues to impress with three bedrooms. The main bedroom benefits from its own private en-suite shower room and built-in wardrobe, providing both comfort and practical storage. Two further bedrooms offer flexibility for a growing family, guests or those looking to create a dedicated home office, particularly appealing for anyone working from home. A separate family bathroom completes the first-floor accommodation.

Outside, the private, south-facing rear garden is a real highlight, offering a wonderful spot to enjoy the sunshine, entertain friends and family or simply unwind. To the front, the property enjoys a pleasant outlook towards an area of greenery, adding to the home's appealing setting. Further benefits include off-road parking for two vehicles to the rear of the property.

Council Tax band: B

Tenure: Freehold















Entrance Hall

Living Room
15' 4" x 10' 9" (4.68m x 3.28m)

Kitchen Diner
10' 1" x 17' 9" (3.08m x 5.40m)

Downstairs Wc

Landing

Bedroom One
9' 7" x 8' 4" (2.91m x 2.54m)

En-suite
4' 5" x 7' 11" (1.35m x 2.41m)

Bedroom Two
9' 11" x 9' 2" (3.03m x 2.80m)

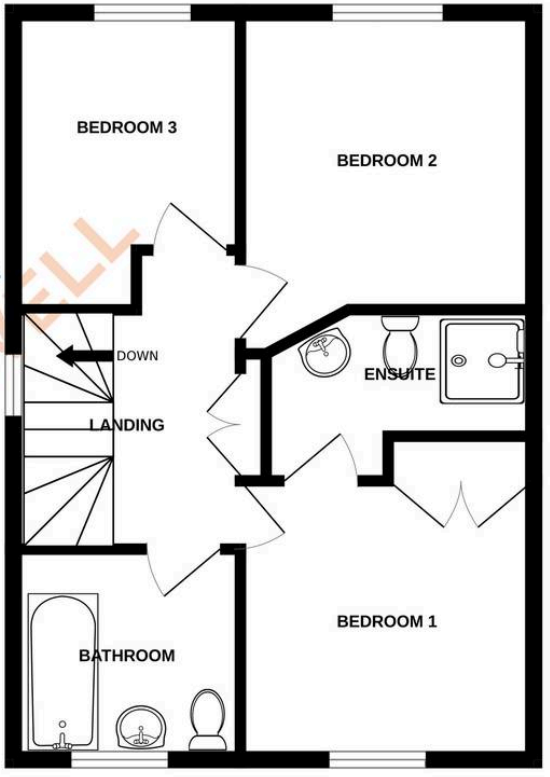
Bedroom Three
8' 10" x 7' 5" (2.68m x 2.25m)

Bathroom
7' 0" x 6' 4" (2.14m x 1.92m)

GROUND FLOOR



1ST FLOOR



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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Newton Fallowell - Bourne

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