



1 Stroud Close, Bourne, PE10 9GH

 **NEWTON FALLOWELL**

2 2 1

## Key Features

- Semi Detached Family Home
- TWO BEDROOMS
- En-Suite To The Main Bedroom
- Integral Garage with Driveway
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- Modernised Family Bathroom
- EPC Rating D
- Freehold

Guide Price £160,000 - £170,000





Situated in the heart of Bourne sits this generous Two bedroom semi detached home. The property boasts stylish open plan living, two good sized bedrooms and two bathrooms available with parking and garage included in this great home.

The property comprises of entrance hall to the ground floor with stairs leading to the first floor, the first room encountered is an impressive lounge which flows into the kitchen with built in fridge/freezer and space for washing machine and dishwasher with high and low storage cupboards, a generous second bedroom and a modern three-piece bathroom on the first floor. To the second floor you have the main bedroom with built in wardrobes and an en-suite shower room. The property also benefits from its off-road parking, which is found to the rear of the building outside the front of a garage.

Entrance Hall

Landing

Lounge 3.77m x 4.22m (12'5" x 13'10")

Kitchen 2.45m x 2.41m (8'0" x 7'11")

Bedroom Two 2.46m x 1.98m (8'1" x 6'6")

Bathroom 2.18m x 1.66m (7'2" x 5'5")

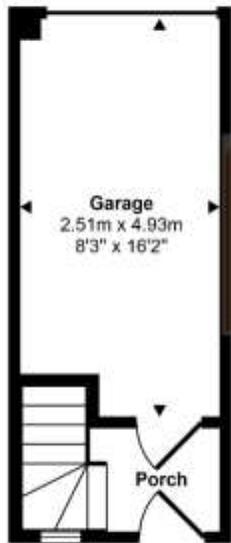
Landing

Principal Bedroom 2.95m x 6.2m (9'8" x 20'4")

En-suite 1.94m x 2.11m (6'5" x 6'11")

Garage

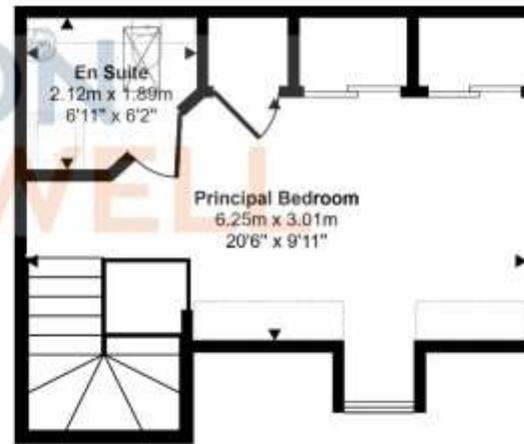
Approx Gross Internal Area  
83 sq m / 889 sq ft



Second Floor  
Approx 16 sq m / 171 sq ft



First Floor  
Approx 39 sq m / 419 sq ft



Ground Floor  
Approx 28 sq m / 300 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.

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: A

**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.

