



3 Millers Close, Bourne, PE10 9WL

 **NEWTON FALLOWELL**

2 1 0

Key Features

- NEW BUILD DESIGN
- Quiet cul-de-sac location
- Walk-in Shower Room
- Open plan living with vaulted ceilings
- Two Double Bedrooms
- Private Garden
- Driveway
- EPC Rating - TBC
- Freehold

Offers in excess of £300,000





Situated in a quiet location sits this two bedroom new built bungalow in a small development within walking distance to the town centre. The property is built but current images show them made by CGI. The bungalow offers a fantastic open plan kitchen/living space featuring vaulted ceilings. There are two double bedrooms, a shower room, internal storage and a fully private garden.

As you enter the property you are greeted with a large entrance hall with the double bedrooms to your left and the open plan living space overlooking the private garden. The images show the way it can be designed used the space and showcases the height of the ceilings which also benefit from having sky lights to allow further light into the property.

The main bedroom has entrance out into the garden through double doors which itself is a truly private space. Both bedrooms are bright and spacious. The main bathroom will be fully tiled with a walk in shower and window to the outside. There is a private driveway to the left of the property with enough space for two cars.

The opportunity to own this bungalow is truly unique as it offers a desirable area and opportunity to pick a colour of the kitchen.

Please call for further information.

Hallway 4.01m x 2.17m (13'2" x 7'1")

Lounge 3.59m x 4.38m (11'10" x 14'5")

Kitchen/ Diner 3.57m x 4.38m (11'8" x 14'5")

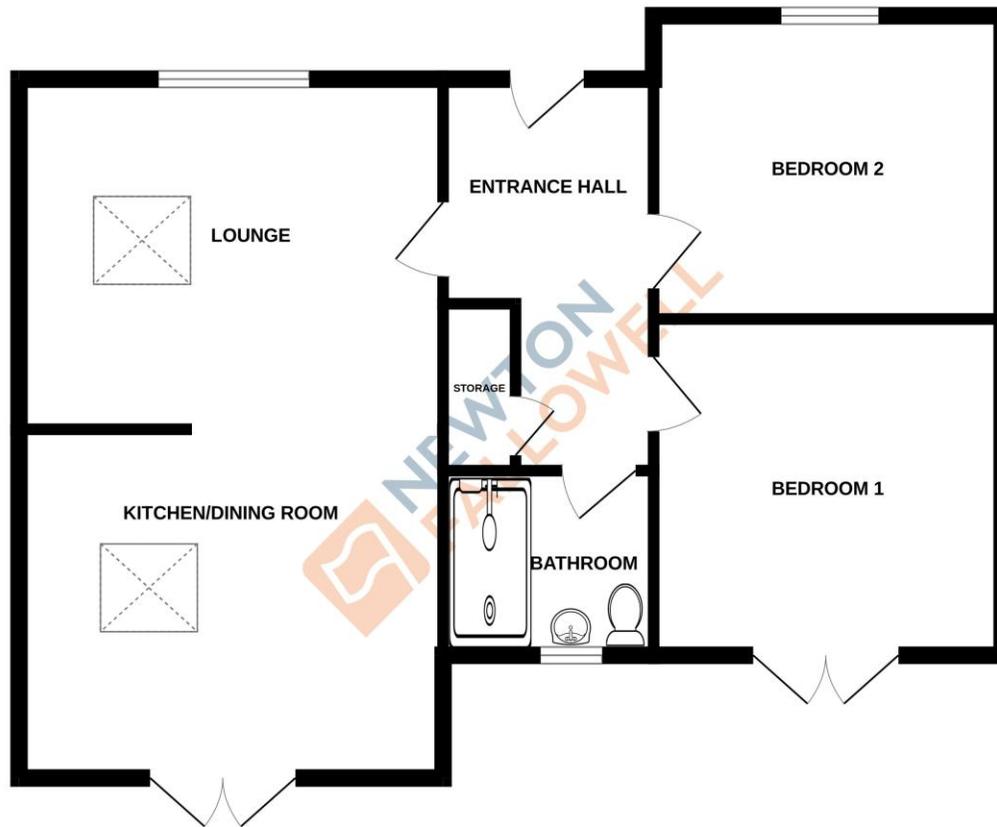
Bedroom One 3.6m x 3.44m (11'10" x 11'4")

Bedroom Two 3.4m x 3.01m (11'2" x 9'11")

Shower Room 2.17m x 1.89m (7'1" x 6'2")

Storage 1.71m x 0.75m (5'7" x 2'6")

GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.8 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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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: TBC

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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