



15 Edinburgh Crescent, Bourne, PE109DU

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Mid Terraced House
- THREE BEDROOMS
- MODERN KITCHEN
- MODERN FOUR PIECE BATHROOM
- Off Road Parking
- Close to Local Amenities
- Walking distance to Schools
- EPC Rating C
- Freehold

Guide price £185,000 - £195,000





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

Upon entering, you're welcomed into the entrance hall with stairs leading to the first floor and a study space in the entrance hall. To the left is a spacious lounge diner featuring large window that fills the room with natural light. To the rear of the property is the modern kitchen, finished with white base and wall-mounted units and a solid worktop. The kitchen also includes a built-in oven, five ring gas hob, and mixer sink, and space for fridge freezer. There's also space for a freestanding washing machine. A rear door provides convenient access to the rear garden.

Upstairs, the landing leads to three bedrooms and a contemporary four-piece family bathroom, complete with 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 Diner 6.46m x 3.88m (21'2" x 12'8")

Kitchen 4.18m x 3.45m (13'8" x 11'4")

Landing

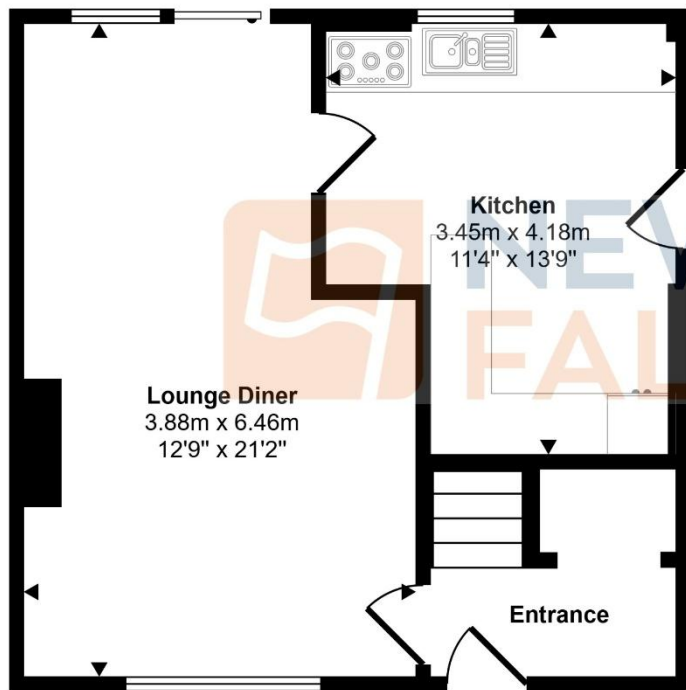
Principal Bedroom 3m x 3.29m (9'10" x 10'10")

Bedroom Two 3.15m x 2.95m (10'4" x 9'8")

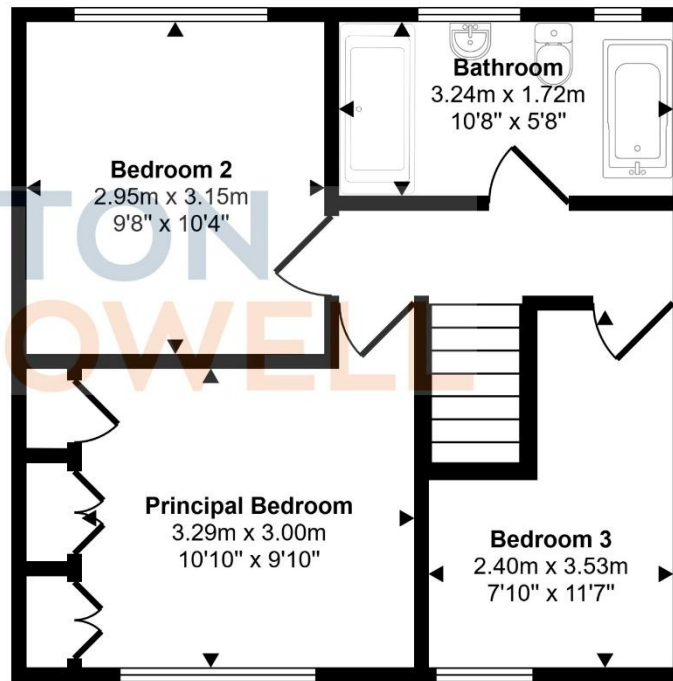
Bedroom Three 3.53m x 2.4m (11'7" x 7'11")

Bathroom 1.72m x 3.24m (5'7" x 10'7")

Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 40 sq m / 433 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: 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.



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