



5 Kesteven Way, Bourne, PE10 9AH

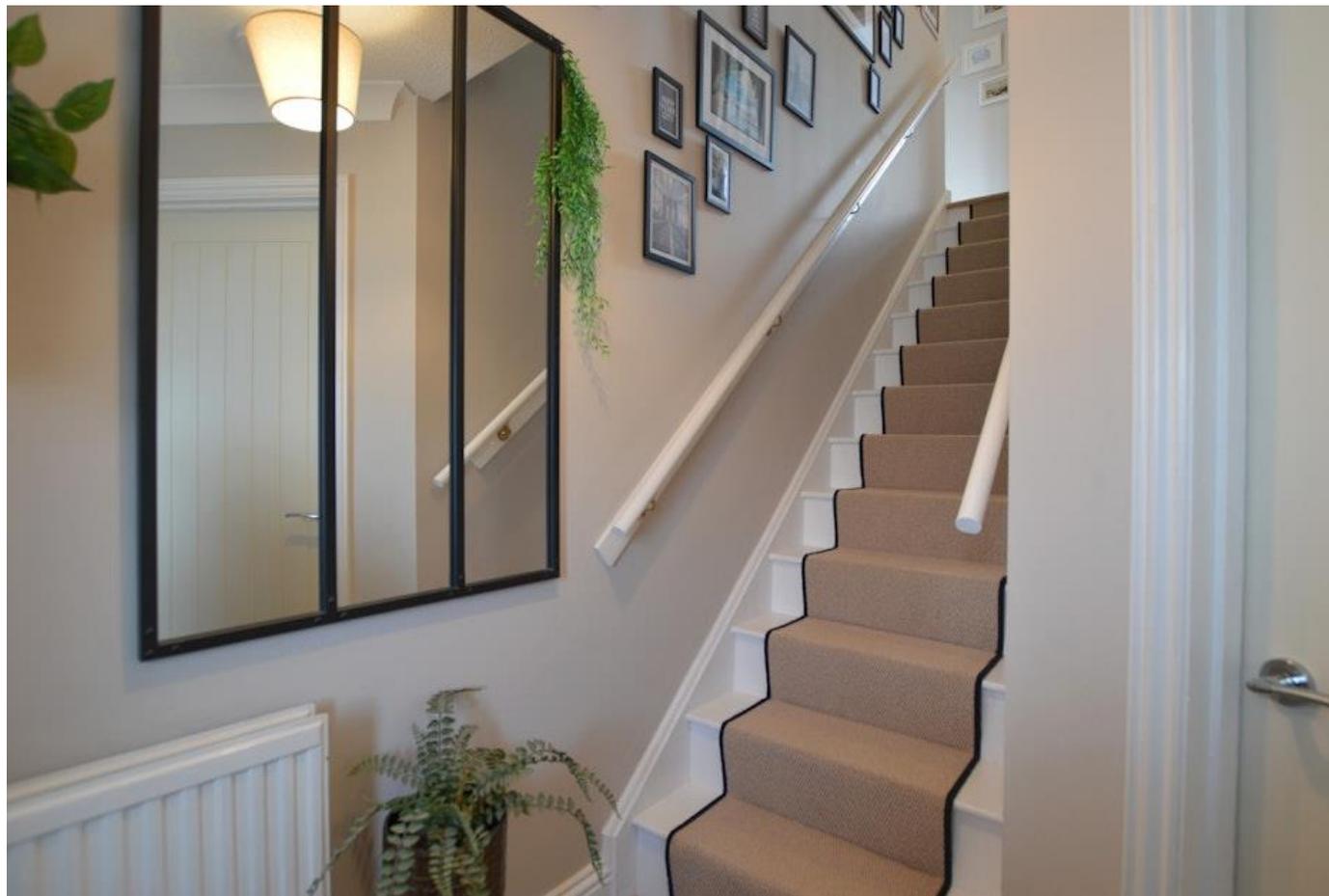
 **NEWTON FALLOWELL**

4 3 3

Key Features

- NO ONWARD CHAIN
- Driveway
- 4 Bedrooms
- 3 Reception Rooms
- Utility
- Downstairs Shower Room
- En-Suite to Main Bedroom
- Central Location
- EPC Rating D
- Freehold

£350,000





Situated just a short walk from the centre of the historic market town of Bourne, this immaculately presented detached 4 bedroom home features fantastic proportioned rooms with additional living space downstairs. This home boasts 3 reception rooms, 4 bedrooms with a recently refurbished bathroom and en-suite as well as off road parking to the front.

Walking into the entrance hall you have a generous living room with bay window and under-stairs storage. Walking through the lounge is the door into the kitchen/diner with added bonus of a conservatory. The dining area also has a door leading to a utility room with separate shower room and also an additional reception room with entry out into the side access of the property.

The generously proportioned bedrooms are an added bonus to the property with having 3 doubles and a single bedroom, ideal for family living. The principle bedroom features a recently updated en-suite with shower and the main bathroom follows on with being recently updated with 3 piece suite and shower over bath.

Heading outside to the private rear garden which features immediate patio area with further seating areas around the garden. There is access from the front of the property into the rear garden by a secure gate along the left side of the property.

Hallway 1.68m x 1.92m (5'6" x 6'4")

Lounge 5.15m x 3.93m (16'11" x 12'11")

Kitchen/Diner 4.96m x 2.61m (16'4" x 8'7")

Utility 2.05m x 2.04m (6'8" x 6'8")

Shower Room 2.04m x 0.84m (6'8" x 2'10")

Family Room 3.37m x 2.55m (11'1" x 8'5")

Conservatory 3.24m x 2.05m (10'7" x 6'8")

Landing 3.31m x 2.73m (10'11" x 9'0")

Bedroom 1 4.27m x 2.94m (14'0" x 9'7")

En-Suite 1.62m x 1.89m (5'4" x 6'2")

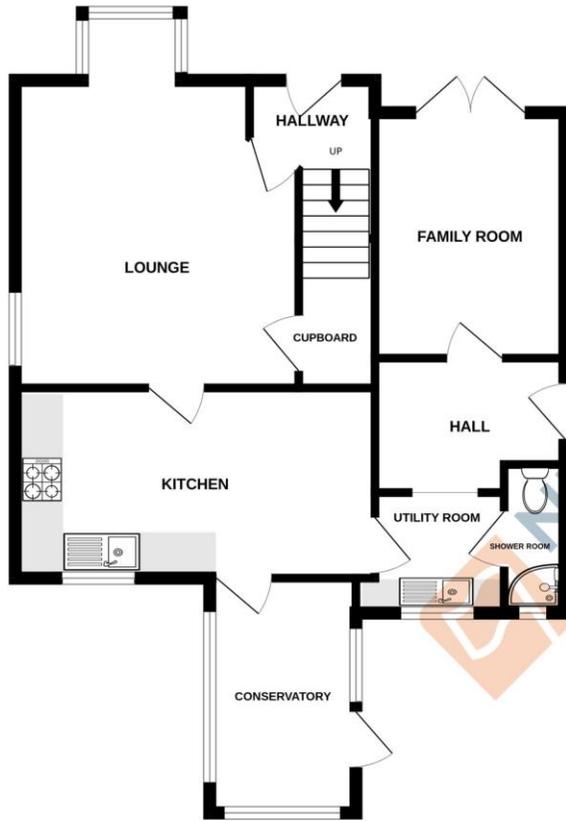
Bedroom 2 2.84m x 3.41m (9'4" x 11'2")

Bedroom 3 2.73m x 2.83m (9'0" x 9'4")

Bedroom 4 3.02m x 2.68m (9'11" x 8'10")

Bathroom 1.79m x 2.08m (5'11" x 6'10")

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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 a guide only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

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.

01778 422567

bourne@newtonfallowell.co.uk
2 North Street, Bourne, PE10 9EA