



15 York Road, Bourne, PE10 0ZF

 **NEWTON FALLOWELL**



## Key Features

- TWO BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING LEADING TO A GARAGE
- En-suite, Bathroom and Downstairs WC
- NO ONWARD CHAIN
- South Facing Rear Garden
- Generous Lounge Diner
- EPC Rating B
- Freehold

£200,000





\*\*\* NO ONWARD CHAIN \*\*\*

Situated within the desirable area of Bourne sits this beautifully presented two-bedroom semi-detached home. The property boasts a modern fitted kitchen, generous lounge diner, downstairs WC, two spacious bedrooms, family bathroom, and an en-suite shower room. The property also benefits from its off-road parking, single garage, and south facing rear garden.

On entering the property, you are initially met by a bright entrance hall, with the first door on your right showing you into a useful downstairs WC. Opposite the hallway is a modern fitted kitchen, enjoying an array of integrated appliances and ample worktop space. To the rear is an open lounge diner, containing french doors over-looking the rear garden. To the first floor, the landing space separates two well-balanced bedrooms and a modern three-piece family bathroom. The main bedroom further benefits from an en-suite shower room and a fitted wardrobe.

Outside the front of the property, a driveway provides the property with off-road parking, with a further space found within the single garage. The rear garden is main laid to lawn, benefitting greatly from its southerly aspects.



Entrance Hall

Lounge Diner 3.83m x 4.47m (12'7" x 14'8")

Kitchen 2.77m x 2.23m (9'1" x 7'4")

Downstairs WC

Landing

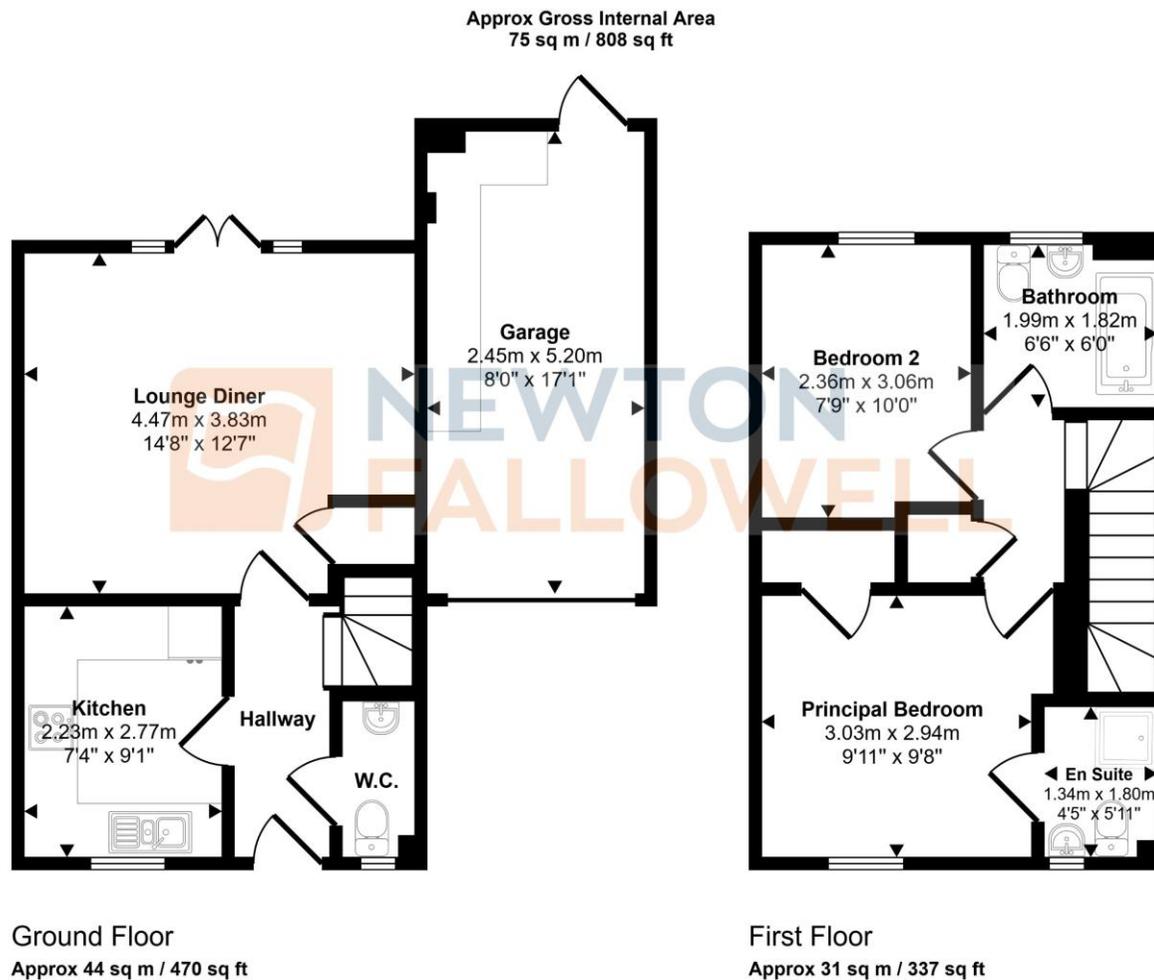
Principal Bedroom 2.94m x 3.03m (9'7" x 9'11")

En-suite 1.8m x 1.34m (5'11" x 4'5")

Bedroom Two 3.06m x 2.36m (10'0" x 7'8")

Bathroom 1.82m x 1.99m (6'0" x 6'6")

Garage 5.2m x 2.45m (17'1" x 8'0")



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: B

**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.