



75 Great Leighs, Bourne, PE10 0WZ

 **NEWTON FALLOWELL**

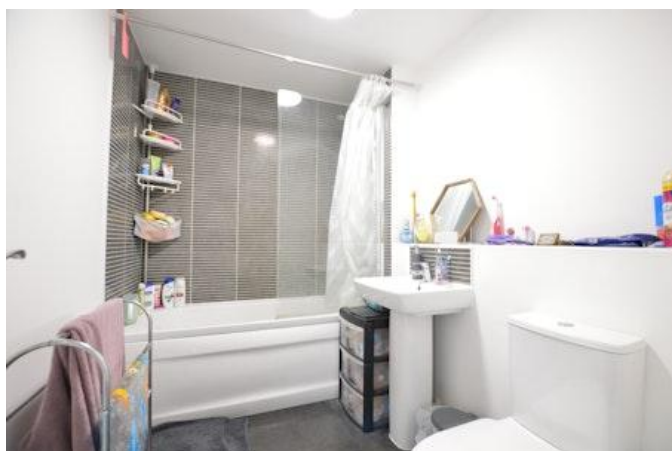
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## Key Features

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- Semi Detached House
- Off Road Parking Down The Side of The Home
- En-suite Family Bathroom and Downstairs WC
- South Facing Rear Garden
- Close To Local Amenities
- EPC Rating B
- Freehold

£230,000





Located on the sought-after Great Leighs within Bourne and offering easy access to the town centre stands this semi-detached family home. Boasting an en-suite to the main bedroom, driveway parking, and an enclosed rear garden, this property would make an ideal first-time purchase. The accommodation briefly comprises an entrance hall, lounge, kitchen/diner, downstairs W.C., three bedrooms with an en-suite to main bedroom and a family bathroom.

On the ground floor, you are welcomed into an entrance hall that leads through to a spacious kitchen/breakfast room at the front of the house ideal for casual dining and everyday use. To the rear, a generously sized lounge/diner provides a bright and versatile living space, perfect for both relaxing and entertaining, with direct access to the garden. A convenient ground-floor WC is also located off the central hallway.

The first floor comprises two well-proportioned bedrooms, including a large double bedroom and a further bedroom that could also serve as a guest room or home office. A modern family bathroom is situated off the landing, along with additional storage space. The top floor is dedicated to the principal bedroom suite, offering a private retreat. This level features a spacious main bedroom, a dressing area, and a stylish en-suite shower room.

Overall, the home offers a balanced combination of open living space and private accommodation across three floors, making it ideal for families or those seeking flexible living arrangements.

Hallway 4.52m x 2.12m (14'10" x 7'0")

Kitchen 3.43m x 3.03m (11'4" x 9'11")

Lounge/Diner 3.69m x 4.76m (12'1" x 15'7")

W.C 1.91m x 1.02m (6'4" x 3'4")

Landing 3.4m x 1.09m (11'2" x 3'7")

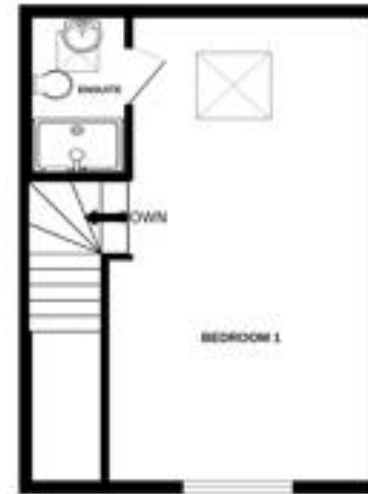
Bedroom One 6.48m x 4.78m (21'4" x 15'8")

En-Suite 2.27m x 1.39m (7'5" x 4'7")

Bedroom Two 3.36m x 4.76m (11'0" x 15'7")

Bedroom Three 2.86m x 2.55m (9'5" x 8'5")

Bathroom 2.56m x 1.92m (8'5" x 6'4")



TOTAL FLOOR AREA: 1159 sq ft (107.7 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	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.