



Plot A Stamford Park, Bourne, PE10 0JY

 **NEWTON FALLOWELL**



Key Features

- Brand New Park Homes
- Stunning Private Gated Community
- Two Double Bedrooms with Int
- Open Plan Kitchen/Dining and Living Space
- Kitchen with Integrated Appliances
- Private Off Road Parking
- Part Exchange Option Available
- NO ONWARD CHAIN
- Leasehold

£150,000





*** The purchase price of £150,000 includes site fees for the initial 12-month period ***

Brand New Park Homes Newton Fallowell is delighted to present this stunning, brand-new park home, situated on the outskirts of the charming market town of Bourne. Nestled within a private gated community, this exceptional two-bedroom property boasts an open-plan kitchen, dining, and living space, two generously sized double bedrooms, an en-suite bathroom, off-road parking, and breath taking panoramic field views.



Upon arrival, an inset footpath leads to the front entrance. The welcoming open-plan lounge features patio doors that provide seamless access to the outdoor space. The spacious kitchen and dining area are equipped with a comprehensive range of high-quality integrated appliances, offering both functionality and modern design.

Towards the rear of the property, you'll find two well-proportioned double bedrooms. The primary bedroom benefits from a walk-in wardrobe and a private three-piece en-suite shower room, while an additional family bathroom completes the layout.



Externally, the property offers dedicated off-road parking for two vehicles and a charming patio area. Conveniently located just one mile from Bourne and nine miles from Stamford, this exclusive community provides easy access to local amenities. Additionally, a nearby bus stop offers regular transport links to both market towns.

Lounge 3.18m x 4.62m (10'5" x 15'2")

Kitchen Diner 4.83m x 3.11m (15'10" x 10'2")

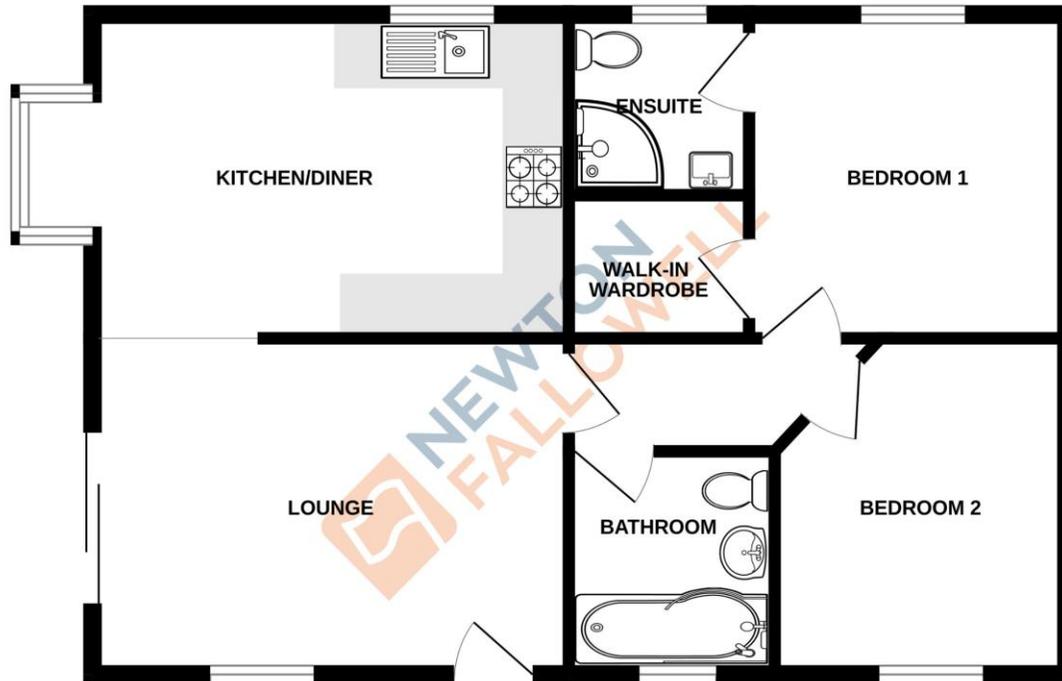
Bedroom One 3.35m x 2.68m (11'0" x 8'10")

En-Suite Bathroom 1.77m x 1.78m (5'10" x 5'10")

Bedroom Two 2.4m x 3.06m (7'11" x 10'0")

Bathroom 2.08m x 1.68m (6'10" x 5'6")

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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: X

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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