



91 Lingfield Park, Bourne  
£179,950

 **NEWTON FALLOWELL**

## 91 Lingfield Park

Elsea Park, Bourne

Situated in the popular area of Elsea Park in Bourne is this immaculately presented 2 bedroom home. Featuring an entrance hall with a downstairs W.C, large living room and spacious kitchen/diner with 2 bedrooms upstairs and a family bathroom. The home also benefits from having a driveway for two cars and a large rear garden.

Upon entering the property you have an entrance hall with a downstairs W.C and doorway into the bright living room. Through into the kitchen/diner which features plenty of space for modern appliances and an abundance of cupboard space. It also features double doors that open out onto the large private garden.

The upstairs features two double bedrooms both being bright and spacious. The modern bathroom includes shower over bath and toilet with integral cistern which carries on the modern and sleek look throughout the home.

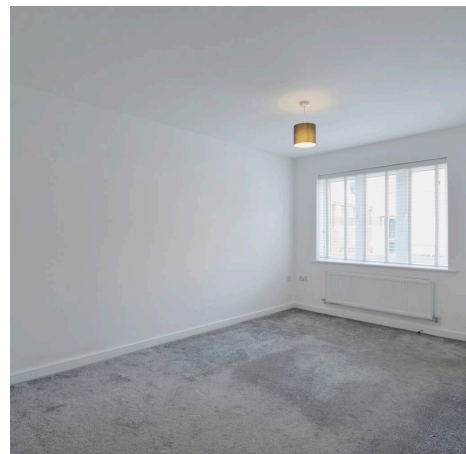
Outside there are two parking spaces to the side of the home with a gate entering the rear, private garden. The garden itself is well maintained and not immediately overlooked.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**Entrance Hall**

4' 2" x 3' 11" (1.26m x 1.19m)

**W.C**

4' 8" x 3' 3" (1.42m x 0.99m)

**Living Room**

13' 8" x 9' 9" (4.17m x 2.96m)

**Kitchen/Diner**

11' 0" x 13' 3" (3.36m x 4.04m)

**Landing**

**Bedroom One**

8' 10" x 13' 3" (2.69m x 4.04m)

**Bedroom Two**

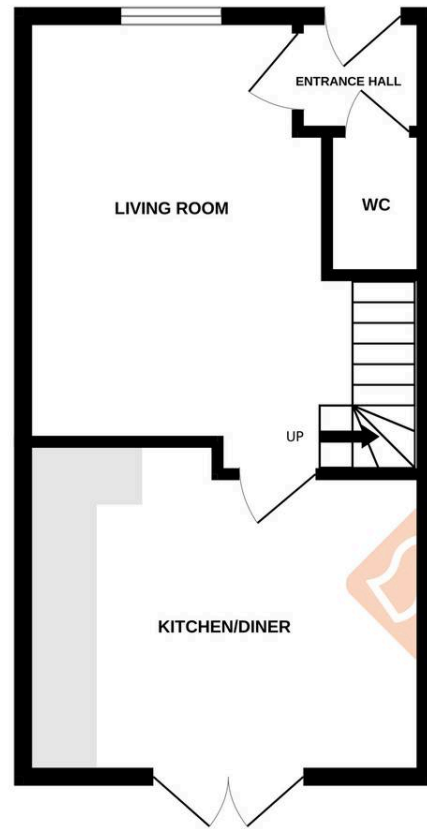
7' 10" x 13' 3" (2.39m x 4.04m)

**Bathroom**

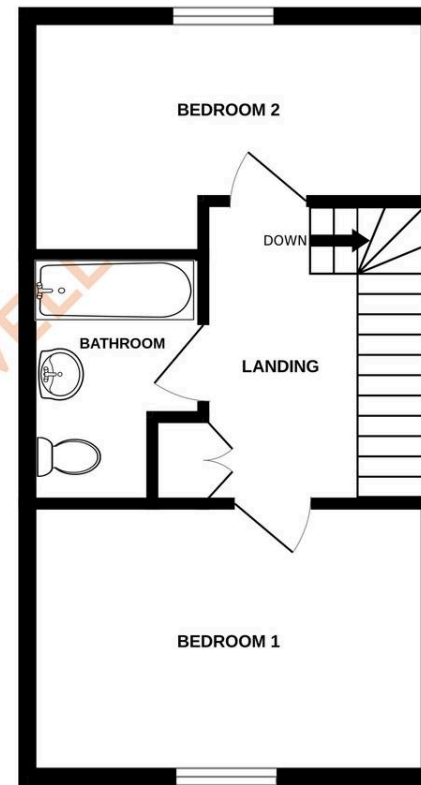
6' 4" x 7' 9" (1.92m x 2.35m)



GROUND FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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 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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Newton Fallowell - Bourne

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