



14 Stanley Street, Bourne, PE10 9BL

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Garage
- Re-Fitted Bathroom
- Easy Access To The Town Centre
- No Onwards Chain!
- EPC Rating C

£306,000





Located in the sought-after town of Bourne, this beautifully presented three-bedroom detached home offers spacious and versatile living accommodation and is offered to the market with no onward chain. Positioned within a popular residential development, the property has been thoughtfully updated throughout and is ideal for families or buyers seeking modern, flexible living.

Upon entering, you are welcomed by a spacious entrance hall laid with laminate flooring. To the left is a bright and airy lounge featuring two large windows and a log burner. Directly opposite sits a modern shower room, comprising a cubicle shower, WC, and hand wash basin. Adjacent to the shower room is the third bedroom, which benefits from French doors opening onto the private rear garden, and is laid to carpet. Further along the hallway is the family bathroom, featuring a bath with overhead shower, WC, and hand wash basin, and is mainly tiled. At the rear of the hall, the space opens into a well-appointed kitchen/diner fitted with wooden cabinetry, an inset sink with mixer tap, extractor fan, freestanding oven, dishwasher, and fridge freezer. There is also additional space for further freestanding appliances such as a washer and dryer. Off the kitchen is a useful study area with further French doors leading out to the rear garden.



Upstairs, the first-floor landing leads to two generously sized double bedrooms, both laid to carpet. The principal bedroom also benefits from built-in storage.

Externally, the property offers excellent kerb appeal with ample off-road parking to the front via a private driveway, along with a lawned and gravelled front garden. The rear garden is fully enclosed, offering a high degree of privacy, and features a well-maintained lawn and a patio seating area with solar panels which are fully owned to the property address.



Entrance Hall

Lounge 6.96m x 3.72m (22'10" x 12'2")

Kitchen / Diner 3.02m x 4.52m (9'11" x 14'10")

Study 1.58m x 2.72m (5'2" x 8'11")

Bathroom 1.74m x 2.58m (5'8" x 8'6")

Shower Room 1.67m x 2.06m (5'6" x 6'10")

Bedroom Three 2.41m x 5.08m (7'11" x 16'8")

Bedroom Two 4.02m x 3.49m (13'2" x 11'6")

Principal Bedroom 4.04m x 3.8m (13'4" x 12'6")





Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

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.

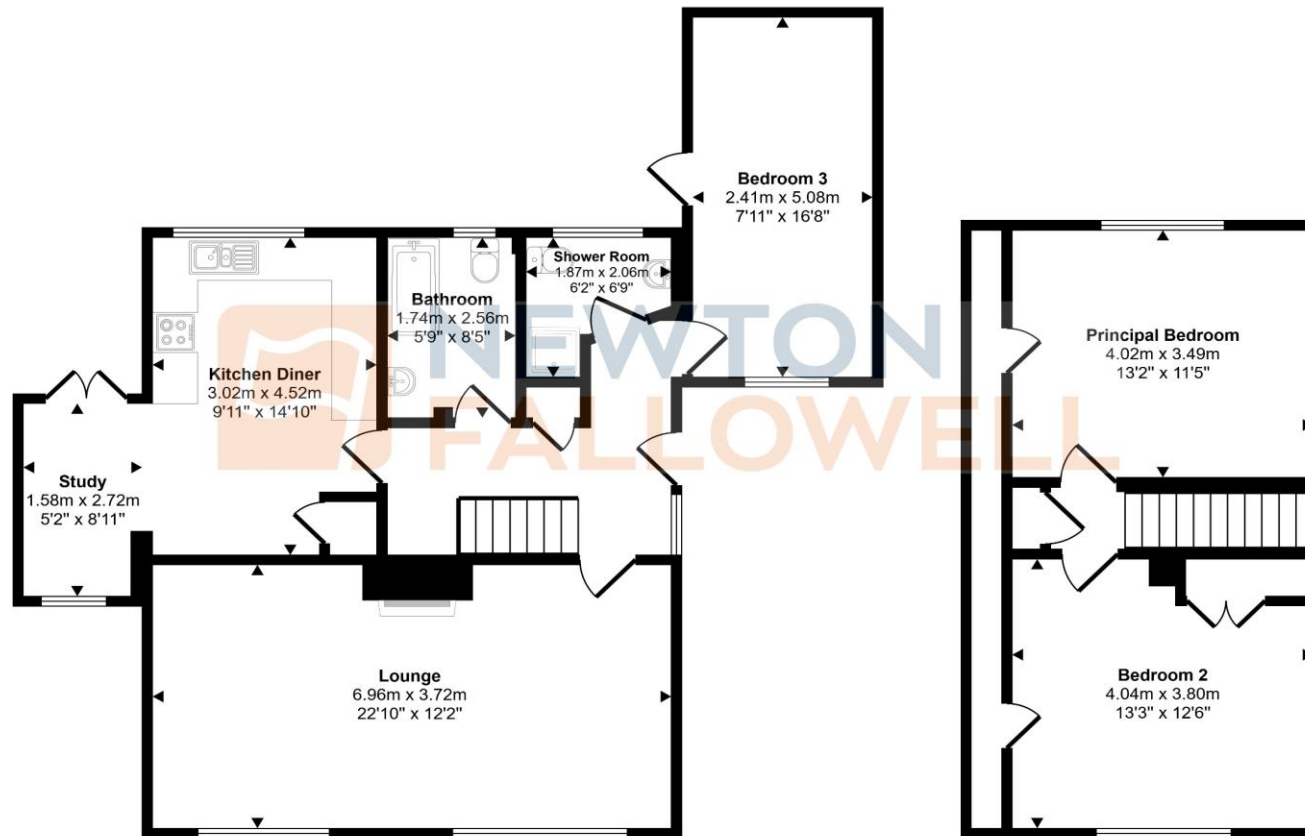
ANTI-MONEY LAUNDERING REGULATIONS:

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.

Approx Gross Internal Area
114 sq m / 1231 sq ft



Ground Floor
Approx 76 sq m / 815 sq ft

First Floor
Approx 39 sq m / 417 sq ft

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.