

9 Greenacres Drive, Bourne

Guide Price £230,000 - £250,000

NEWTON FALLOWELL

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This beautifully presented three-bedroom home offers spacious and versatile living accommodation, boasting two reception rooms, a well-appointed kitchen/diner, a south-facing rear garden, off-road parking and a garage, making it an ideal purchase for families and couples alike.

Upon entering the home, you are welcomed into an entrance hall providing access to a convenient downstairs WC, a spacious lounge and a well-appointed kitchen/diner. The kitchen offers a range of fitted units, an integrated fridge/freezer and space for a dishwasher, alongside ample worktop space. A separate utility room provides further storage, an integrated freezer and space for a washing machine.

The second reception room is situated to the rear of the home, providing a wonderful dining and entertaining space, flooded with natural light and benefiting from French doors opening directly onto the rear garden.

To the first floor, the landing provides access to three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room and a built in wardrobe. The remaining bedrooms are served by a separate family bathroom with bedroom two offering a built in wardrobe.

Externally, the property boasts a delightful south-facing rear garden, predominantly laid to patio for ease of maintenance, providing the perfect space for outdoor dining, entertaining and enjoying the sunshine throughout the day. The property further benefits from off-road parking and a garage.

Offering a fantastic balance of living and bedroom accommodation, an internal viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

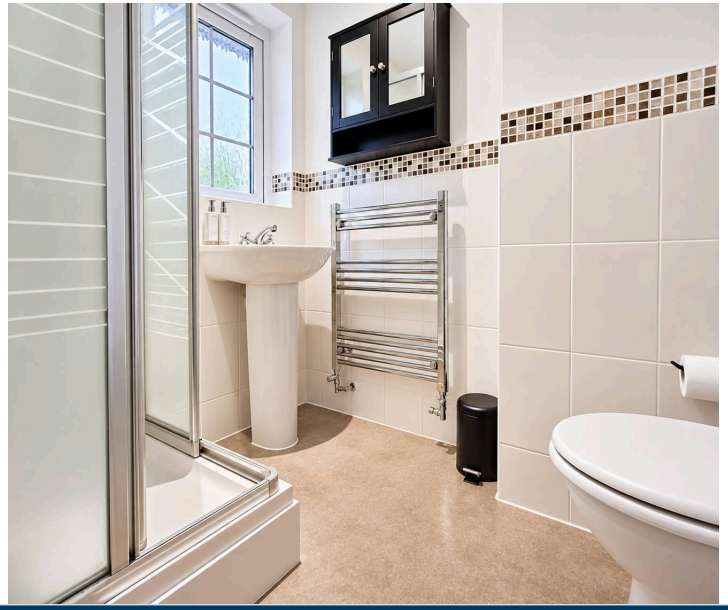














Entrance Hall
4' 9" x 6' 2" (1.45m x 1.89m)

Kitchen Diner
16' 4" x 8' 10" (4.98m x 2.68m)

Lounge
16' 4" x 9' 9" (4.98m x 2.96m)

Dining Room
9' 9" x 15' 9" (2.98m x 4.80m)

Utility Room
5' 6" x 6' 2" (1.67m x 1.89m)

Downstairs WC
5' 10" x 3' 1" (1.78m x 0.95m)

Landing

Principle Bedroom
12' 3" x 10' 7" (3.73m x 3.23m)

En-suite
6' 8" x 5' 2" (2.02m x 1.57m)

Bedroom Two
12' 3" x 8' 10" (3.73m x 2.70m)

Bedroom Three
6' 9" x 7' 1" (2.06m x 2.17m)

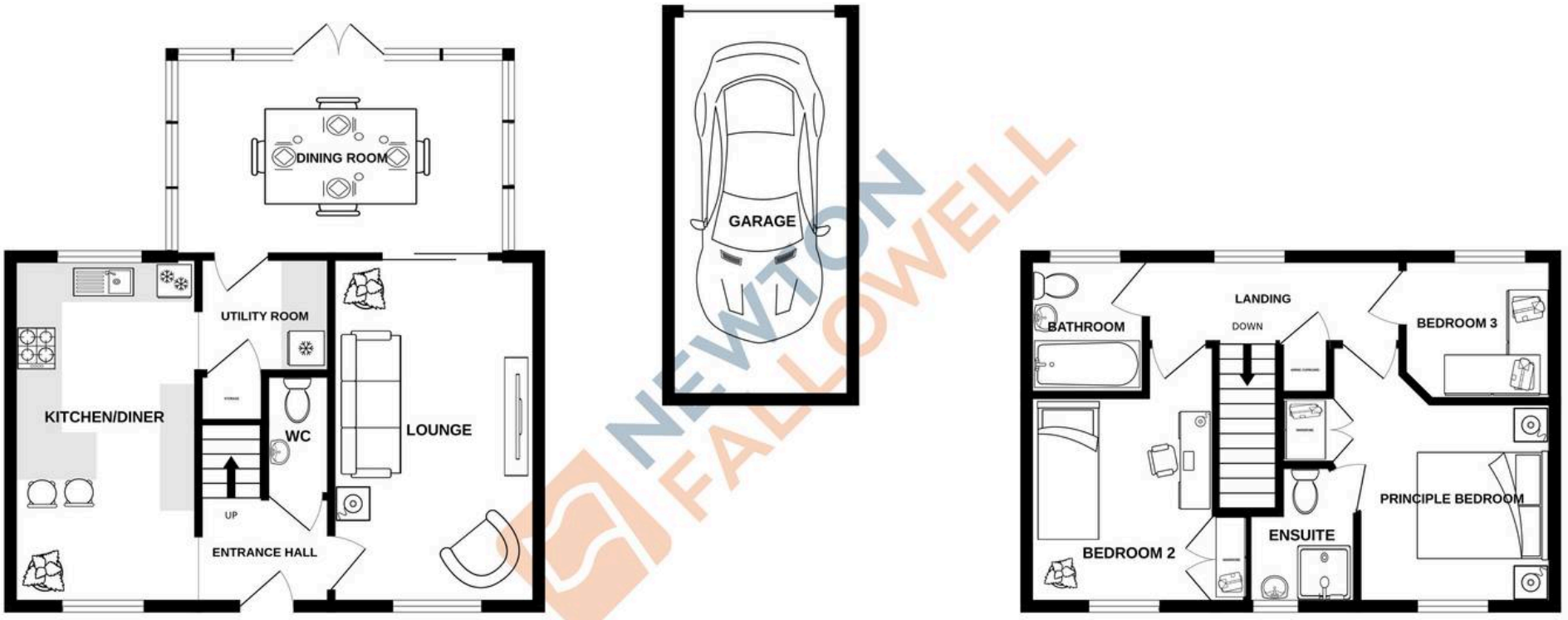
Bathroom
6' 6" x 5' 7" (1.97m x 1.70m)

Garage
18' 2" x 8' 8" (5.53m x 2.63m)

Agent note
Some images have been enhanced via AI which differ to the property. These enhancements include staged furniture.

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne