



 **NEWTON
FALLOWELL**

1 Wordsworth Grove, Bourne, PE10 9WE

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Key Features

- Semi Detached Family Home
- Three Bedrooms
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Garage
- Ideal First Time Purchase Or Investment
- Utility
- Refurbished Kitchen + Bathrooms
- EPC Rating TBC

£270,000





Situated in a quiet cul-de-sac in the highly sought-after town of Bourne, this immaculately presented three-bedroom semi-detached home is ideal for families and first-time buyers alike. The property benefits from a single garage, driveway parking, and three bedrooms, two of which are doubles.

Upon entering the property, you're welcomed into the entrance hall, with stairs rising to the first floor. To the left is a spacious lounge, featuring modern spotlighting, a stylish panelled feature wall, and carpeted flooring. To the rear is the contemporary kitchen/diner finished to a high standard. The kitchen features a range of attractive wooden base and wall units, integrated oven, fridge/freezer, induction hob, and an inset sink with draining board built into the expansive worktop. The dining area offers ample space for a family table and features French doors that open out to the garden. Adjacent to the kitchen is the utility room, continuing the same stylish wooden units and housing a porcelain inset sink with space for freestanding appliances such as a washer and dryer. There's also a rear door to the garden and internal access to the garage from here. Conveniently located within the utility is a WC, comprising a toilet.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes, while bedroom two features wall panelling. A sleek and stylish three-piece family bathroom completes the upstairs, finished mainly in tile for a clean, contemporary feel.

To the front of the property is a driveway leading to a single garage, which is accessible from both the front and internally via the utility room. The rear garden is fully enclosed and beautifully landscaped, offering a mix of lawn and patio, along with mature plants, trees, and shrub borders.





Hallway 1.16m x 1.95m (3'10" x 6'5")

Lounge 3.52m x 4.47m (11'6" x 14'8")

Kitchen/Diner 4.51m x 2.8m (14'10" x 9'2")

Garage 2.78m x 4.68m (9'1" x 15'5")



Utility 2.66m x 2.43m (8'8" x 8'0")

W/C

Landing 1.94m x 2.93m (6'5" x 9'7")

Principal Bedroom 2.5m x 3.97m (8'2" x 13'0")

Bedroom 2 2.49m x 2.74m (8'2" x 9'0")



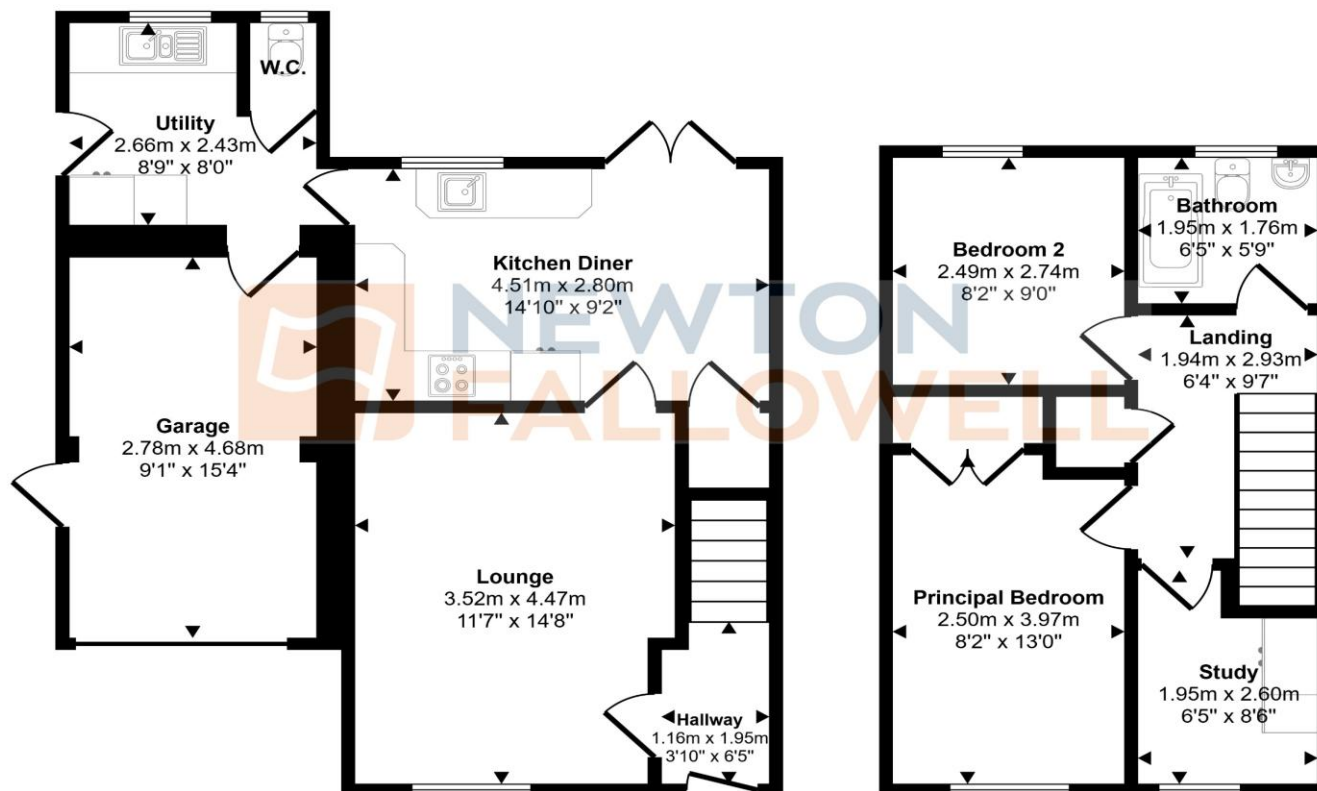
Bedroom 3 1.95m x 2.6m (6'5" x 8'6")

Bathroom 1.95m x 1.76m (6'5" x 5'10")





Approx Gross Internal Area
91 sq m / 977 sq ft



Ground Floor
Approx 56 sq m / 603 sq ft

First Floor
Approx 35 sq m / 375 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.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

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.