



24 Warwick Close, Bourne

Guide Price £180,000 - £190,000

 **NEWTON FALLOWELL**

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Bourne

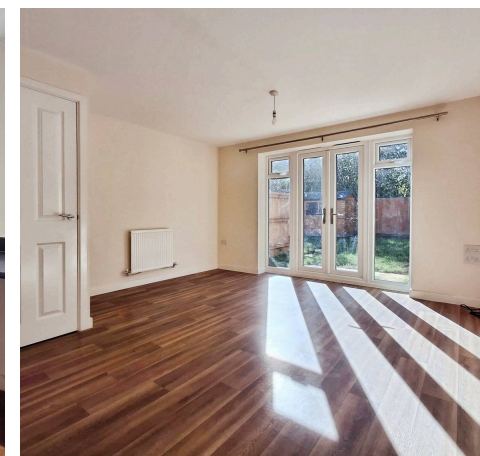
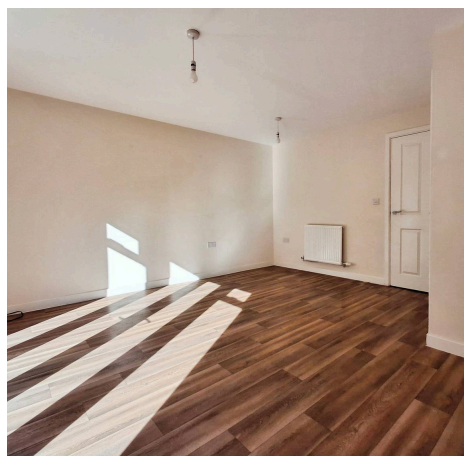
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Offered for sale with NO ONWARD CHAIN, this well-proportioned two-bedroom home provides spacious and versatile accommodation arranged over two floors, making it an ideal choice for first-time buyers, couples or those seeking a manageable family home.

To the front is a separate fitted kitchen, while the entrance hall provides access to a convenient ground-floor WC and stairs rising to the first floor. The ground floor features a generously sized lounge/diner, providing a comfortable space for both relaxing and entertaining and access to the private south facing rear garden.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobe space. The second bedroom offers excellent flexibility, fitted wardrobes and could also be utilised as a guest bedroom, child's room or home office. A three piece white suite family bathroom complete the first-floor accommodation.

Externally, the property benefits from off-road parking to the side of the home and a private, enclosed south facing rear garden, providing an ideal space for outdoor dining, entertaining or simply relaxing.





Entrance Hall

10' 7" x 3' 7" (3.22m x 1.08m)

Lounge Diner

14' 1" x 13' 6" (4.30m x 4.12m)

Kitchen

9' 9" x 6' 7" (2.98m x 2.01m)

WC

4' 11" x 2' 9" (1.49m x 0.84m)

Landing

Bedroom One

8' 5" x 10' 6" (2.57m x 3.20m)

Bedroom Two

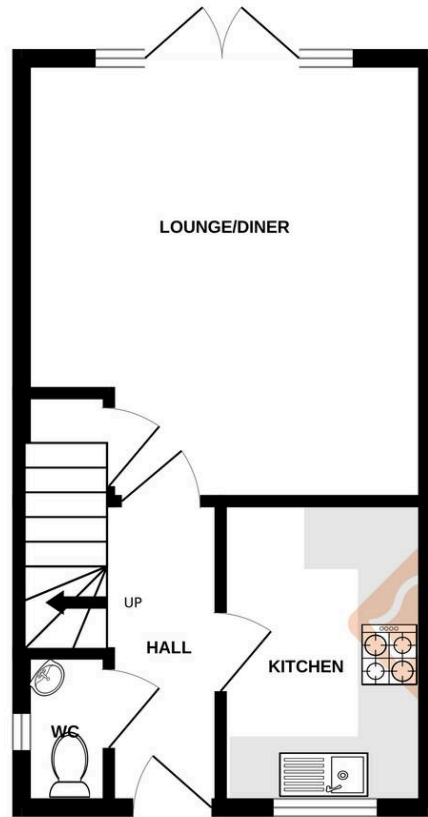
9' 0" x 13' 6" (2.75m x 4.12m)

Bathroom

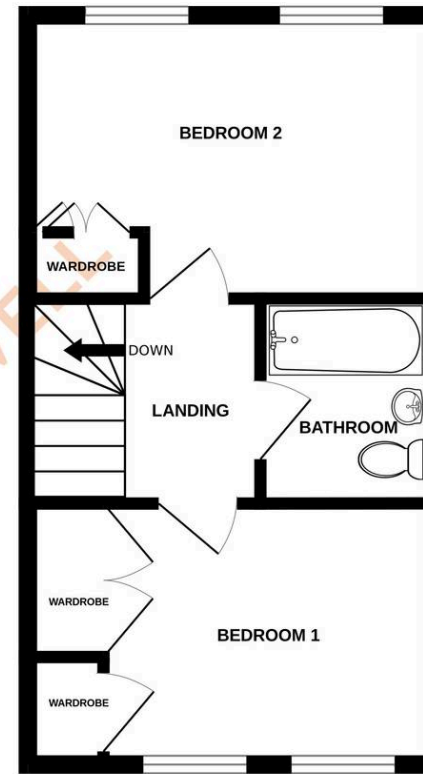
6' 6" x 5' 7" (1.99m x 1.69m)



GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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 - Bourne

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