



24 Lavender Way, Bourne, PE109TT

 **NEWTON FALLOWELL**



 3    1    1

## Key Features

- Detached Bungalow
- Three Double Bedrooms
- En-Suite To The Main Bedroom
- Outstanding Garden Views
- Double Garage
- Ample Parking
- Easy Access To The Town Centre
- EPC Rating D
- Freehold

Guide price £340,000 - £350,000







Located on the sought-after Lavender Way stands this spacious **THREE DOUBLE BEDROOM** detached bungalow. Offering an en-suite to the main bedroom, a light and airy sunroom with double doors to the easy to maintain rear garden, and a useful **DOUBLE GARAGE** this bungalow makes a stunning home.

This attractive and well-proportioned detached bungalow offers spacious accommodation. The property is entered via a welcoming entrance hallway, setting the tone for the well-presented interiors throughout. From here, access is provided to the principal living areas, including a bright and contemporary kitchen/diner which forms the heart of the home. This space is ideal for both everyday use and entertaining.

The lounge provides a comfortable and relaxing environment, perfect for unwinding, and benefits from far-reaching views across the rear garden and beyond, creating a light and airy feel.

The accommodation includes three generous double bedrooms, each offering excellent space for bedroom furniture. The principal bedroom is enhanced by the addition of a modern en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms, making the layout ideal for families or guests.

Externally, the property is further complemented by a double garage and a substantial driveway, providing ample off-road parking for multiple vehicles. The rear garden is a particular highlight, enjoying far-reaching views that create a sense of openness and privacy, ideal for outdoor dining, entertaining, or simply enjoying the outlook.

Overall, this property combines generous internal space with practical features and an attractive setting, making it an excellent opportunity for those seeking a comfortable and versatile home.





Entrance Hall

Lounge 4.58m x 3.86m (15'0" x 12'8")

Kitchen Diner 4.62m x 3.03m (15'2" x 9'11")

Principal Bedroom 4.19m x 3.88m (13'8" x 12'8")

En-suite 1.63m x 2.24m (5'4" x 7'4")



Bedroom Two 3.53m x 3.05m (11'7" x 10'0")

Bedroom Three 2.78m x 3.04m (9'1" x 10'0")

Bathroom 2.32m x 2.95m (7'7" x 9'8")

Double Garage 4.95m x 5.08m (16'2" x 16'8")









Approx Gross Internal Area  
114 sq m / 1226 sq ft



Floorplan  
Approx 89 sq m / 955 sq ft

Garage  
Approx 25 sq m / 271 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: C

#### 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.



SCAN ME