



 **NEWTON**
FALLOWELL

10 Ripon Close, Bourne, PE10 0ZT

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Key Features

- TWO BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- En-suite, Bathroom and Downstairs WC
- NO ONWARD CHAIN
- South Facing Rear Garden
- Generous Lounge Diner
- EPC Rating B
- Freehold

Offers in excess of £190,000





Situated within the desirable area of Bourne sits this beautifully presented two-bedroom semi-detached home. The property boasts a modern fitted kitchen, generous lounge diner, downstairs WC, two spacious bedrooms, family bathroom, and an en-suite shower room. The property also benefits from its off-road parking and a large south facing rear garden.

On entering the property, you are initially met by a bright entrance hall, with the first door on your right showing you into a useful downstairs WC. Opposite the hallway is a modern fitted kitchen, enjoying an array of integrated appliances and ample worktop space. To the rear is an open lounge diner, containing french doors over-looking the rear garden. To the first floor, the landing space separates two well-balanced bedrooms and a modern three-piece family bathroom. The main bedroom further benefits from an en-suite shower room.

Outside the front of the property, a driveway provides the property with off-road parking for two cars. The rear garden is main laid to lawn, benefitting greatly from its southerly aspects.



Entrance Hall

Downstairs WC 1.88m x 0.96m (6'2" x 3'1")

Kitchen 2.85m x 2.33m (9'5" x 7'7")

Lounge Diner 4.43m x 3.91m (14'6" x 12'10")

Landing

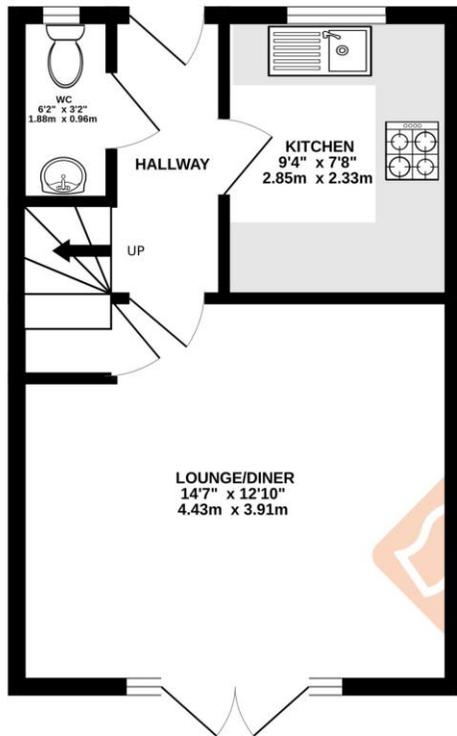
Principal Bedroom 3.66m x 3.37m (12'0" x 11'1")

En-Suite 1.88m x 1.38m (6'2" x 4'6")

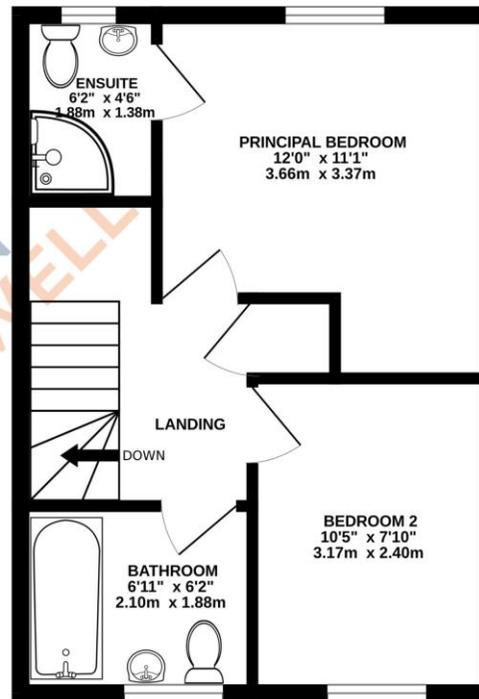
Bedroom 2 3.17m x 2.4m (10'5" x 7'11")

Bathroom 2.1m x 1.88m (6'11" x 6'2")

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.4 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.