31 Brooklands Way, Bourne

£225,000

NEWTON FALLOWELL

31 Brooklands Way

Bourne

We are delighted to bring to the market this well-presented three double bedroom semi-detached family home, benefiting from off-road parking and a garage.

Upon entering the property, you are welcomed by a centrally positioned entrance hall providing access to the ground floor accommodation. The spacious lounge enjoys dual-aspect windows, allowing an abundance of natural light to flow throughout the room. There is also a convenient ground floor WC.

The impressive 20ft kitchen/diner offers an excellent space for both everyday living and entertaining, featuring a range of integrated appliances including a fridge/freezer, dishwasher and washing machine. Patio doors lead directly out to the private rear garden, which has been designed for ease of maintenance and features artificial lawn and a patio area—perfect for enjoying summer evenings with family and friends.

To the first floor, the principal bedroom benefits from built-in wardrobes and a modern en-suite comprising a shower cubicle, wash hand basin and WC. There are two further generously sized double bedrooms, both served by the family bathroom, fitted with a panelled bath with shower attachment, wash hand basin and WC.

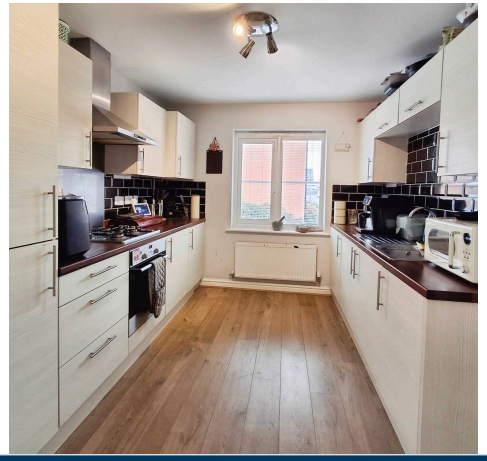
This fantastic property would make an ideal first-time purchase or family home and is sure to attract plenty of interest. Early viewing is highly recommended to avoid disappointment.

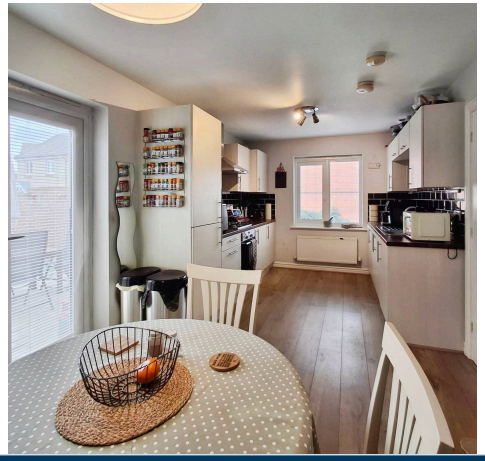
Contact us today to arrange your viewing.

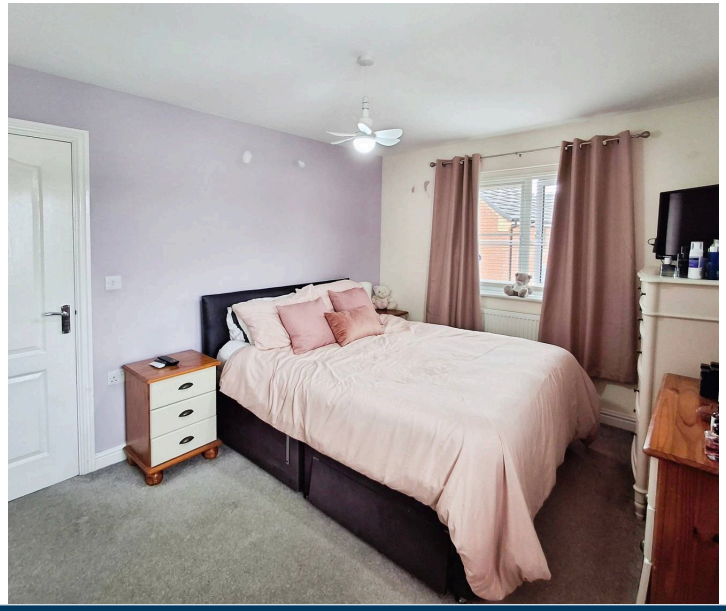
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:







Entrance Hall
18' 7" x 6' 5" (5.66m x 1.96m)

Lounge
18' 7" x 9' 11" (5.66m x 3.02m)

Kitchen Diner
18' 7" x 9' 1" (5.66m x 2.77m)

WC
6' 6" x 2' 11" (1.97m x 0.90m)

Landing

Bedroom One
12' 3" x 10' 0" (3.73m x 3.06m)

En-suite
6' 0" x 10' 0" (1.82m x 3.04m)

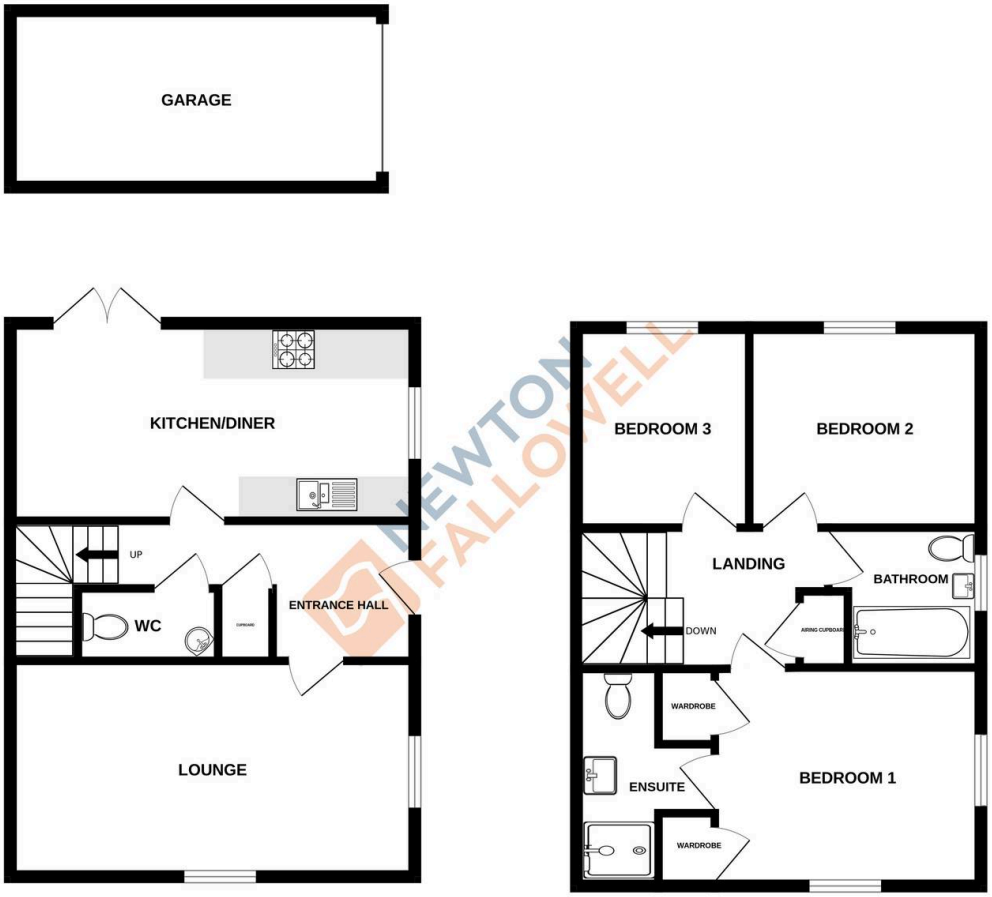
Bedroom Two
10' 4" x 9' 2" (3.14m x 2.80m)

Bedroom Three
7' 11" x 9' 2" (2.42m x 2.80m)

Garage
17' 1" x 8' 1" (5.21m x 2.47m)

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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