

1 Ascot Close, Bourne

Guide Price £220,000

NEWTON FALLOWELL

1 Ascot Close

Bourne

No Chain!
This beautifully presented three bedroom semi detached family home offers versatile and spacious accommodation, ideal for modern family living.

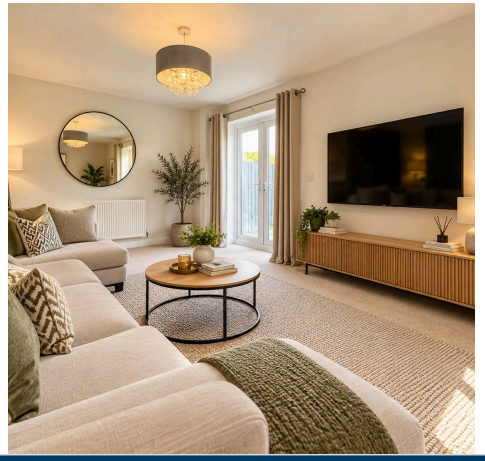
The property features a welcoming entrance hall that leads to a bright and airy living room with doors out to the garden and a downstairs WC. The contemporary kitchen includes ample storage and worktop space and opens into a practical utility room.

Upstairs, the main bedroom benefits from a stylish en-suite shower room with in built wardrobes for extra storage. The two further bedrooms are serviced by a well-appointed family bathroom. Throughout the home, neutral décor creates a fresh and inviting atmosphere. Additional features include gas central heating, double glazing, and a garage that provides excellent storage or parking options. The property also boasts off-road parking in front of the garage.

Its location is particularly convenient, being close to both reputable schools and the town centre, making daily commutes and errands straightforward.

The private east facing rear garden is a true highlight of this property. Enjoying a generous lawned area, the garden is perfect for children to play safely or for outdoor dining and entertaining during the warmer months. Mature shrubs and fencing provide a sense of seclusion and privacy, creating a tranquil retreat for the whole family. There is direct access to the garage from the garden, adding to the practicality of the space.















Kitchen/Diner
15' 5" x 9' 8" (4.71m x 2.94m)
Utility
5' 3" x 6' 7" (1.60m x 2.00m)

WC
4' 11" x 3' 7" (1.50m x 1.08m)

Lounge
15' 6" x 9' 6" (4.73m x 2.90m)

Landing
12' 5" x 6' 2" (3.79m x 1.88m)

Bedroom One
9' 11" x 8' 4" (3.02m x 2.53m)

En-Suite
6' 8" x 4' 0" (2.04m x 1.22m)

Bedroom Two
9' 1" x 9' 10" (2.77m x 3.00m)

Bedroom Three
7' 5" x 6' 11" (2.26m x 2.11m)

Bathroom
6' 6" x 6' 2" (1.98m x 1.88m)

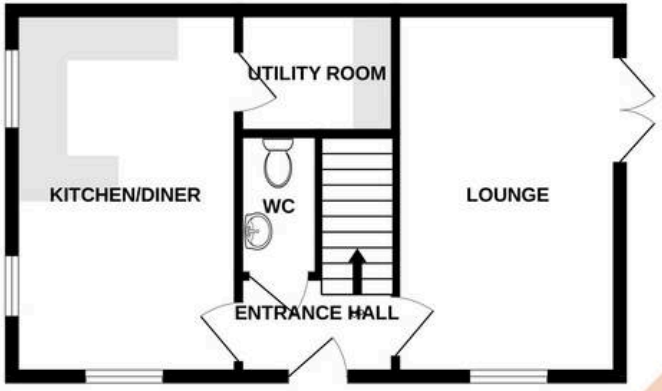
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.





1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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