



17 Rosemary Gardens, Bourne, PE10 9NU

 **NEWTON FALLOWELL**



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## Key Features

- Town House
- Three Bedrooms
- Two Reception Rooms
- En-Suite To The Main Bedroom
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Converted Integral Garage
- Easy Access To The Town Centre
- Freehold

Guide price £275,000 - £300,000







Located in a popular development in the centre of Bourne, this three-bedroom townhouse is arranged over three floors and offers flexible living space throughout. The property benefits from an open-plan lounge/dining area, a modern kitchen/breakfast room, a second reception room, en-suite facilities to the principal bedroom, a utility room, a downstairs W.C., and a gravelled driveway providing off-road parking leading to an integral converted garage.

The ground floor comprises an entrance hall with tiled flooring and understairs storage, a downstairs W.C., and a utility room with units, sink, space for a washing machine, and rear garden access. There is a large versatile room to the rear, incorporating a converted integral garage, study area, and reception space with French doors to the garden. The garage retains an electric door and is carpeted, while the remaining areas are tiled. This space could be used as a bedroom, office, or additional reception room.

On the first floor is a lounge/diner with front-facing views over the green and access to a decked balcony. The kitchen/breakfast room is to the rear and is fitted with wall and base units, gas hob, oven, integrated fridge/freezer, dishwasher, and space for dining to the rear.

The second floor offers three bedrooms, two doubles, all with built-in storage. The main bedroom has a triple wardrobe and en-suite shower room. There is also a family bathroom with bath, wash basin, and W.C.

Outside, the front provides off-road parking via a recently gravelled driveway. The enclosed rear garden is low maintenance, with lawn, decking, and a garden shed.







Entrance Hall

W/C

Utility 1.98m x 1.71m (6'6" x 5'7")

Reception Room 2.63m x 5.02m (8'7" x 16'6")

Garage 2.46m x 3.6m (8'1" x 11'10")

landing

Kitchen 4.87m x 2.82m (16'0" x 9'4")

Lounge/Diner 4.83m x 5.71m (15'10" x 18'8")

Balcony 4.89m x 1.26m (16'0" x 4'1")

landing

Principal Bedroom 2.73m x 2.88m (9'0" x 9'5")

En Suite 1.57m x 1.77m (5'2" x 5'10")

Bedroom Two 2.73m x 3.18m (9'0" x 10'5")

Bedroom Three

Bathroom 1.65m x 2.03m (5'5" x 6'8")

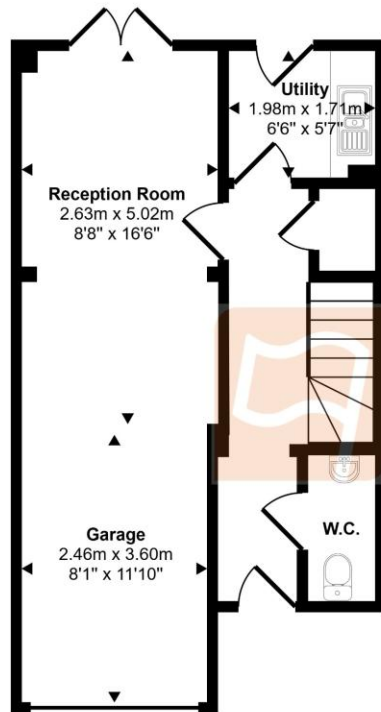








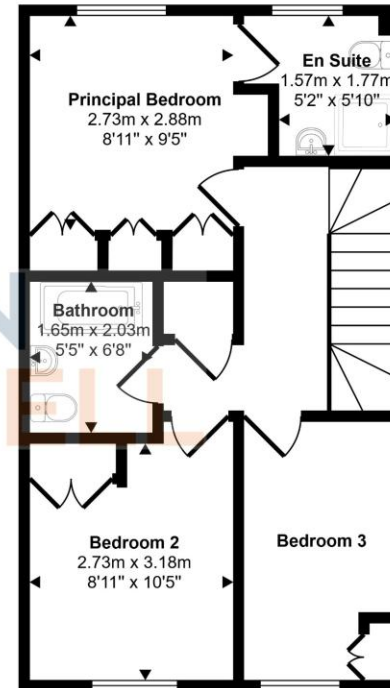
Approx Gross Internal Area  
124 sq m / 1339 sq ft



Ground Floor  
Approx 39 sq m / 415 sq ft



First Floor  
Approx 42 sq m / 456 sq ft



Second Floor  
Approx 43 sq m / 468 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: D

#### 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.



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