



12 The Gables, Bourne, PE10 0FY

 **NEWTON FALLOWELL**

3 2 2

Key Features

- End Of Terrace Property
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- En-suite, Bathroom and Downstairs WC
- Easy Access To The Town Centre
- Driveway Providing Off Road Parking leading to a Single Garag
- NO ONWARD CHAIN
- EPC Rating B
- Freehold

Offers in excess of £225,000





Located in the highly sought-after Elsea Park development, this spacious three-bedroom end-of-terrace townhouse offers modern, flexible living arranged over three well-designed floors. The home boasts a contemporary kitchen, dining area, generous lounge, three bedrooms, a family bathroom, en-suite to the principal bedroom, and the added convenience of multiple off-road parking spaces in front of a single brick-built garage.

Upon entering the property, you are welcomed by an entrance hall with laminate flooring and stairs rising to the first floor. From here, you'll find access to the spacious front-aspect dining room, a ground floor W.C., and the kitchen to the rear. The kitchen is fitted with a range of wall and base units, a range cooker with gas hob, built-in appliances including a fridge/freezer, dishwasher, and washing machine, as well as an inset sink with mixer tap. The floor is tiled, and a rear door provides direct access to the enclosed garden.

To the first floor, the landing leads to bedroom three, which benefits from built-in storage and overlooks the front of the property, and to a generous lounge that spans the full width of the home and enjoys dual-aspect windows.

Stairs lead to the second floor, where the landing gives access to the principal bedroom, bedroom two, and the modern family bathroom. The principal bedroom benefits from a contemporary en-suite shower room, which is mainly tiled. The family bathroom is fitted with a three-piece suite comprising a panelled bath, wash basin, and W.C.

Externally, the property features solar panels, multiple off-road parking spaces in front of the single brick-built garage. The rear garden is well-maintained and low-maintenance, with a mix of lawn and patio areas, and is fully enclosed for privacy. Additionally, the alleyway to the right of the property belongs to this home and can be accessed directly from the garden offering extra space, practicality, and potential for storage or side access.



Hallway

Study 2.64m x 3.18m (8'8" x 10'5")

W.C. 1.94m x 1.06m (6'5" x 3'6")

Kitchen Diner 4.6m x 3.29m (15'1" x 10'10")

Landing

Lounge 4.61m x 4.07m (15'1" x 13'5")

Bedroom Three 2.67m x 3.07m (8'10" x 10'1")

Bedroom Two 4.59m x 3.05m (15'1" x 10'0")

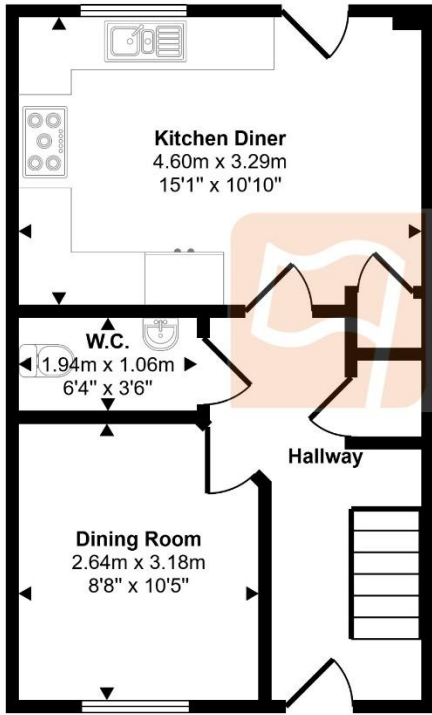
Principal Bedroom 2.75m x 3.97m (9'0" x 13'0")

En-suite 1.74m x 1.92m (5'8" x 6'4")

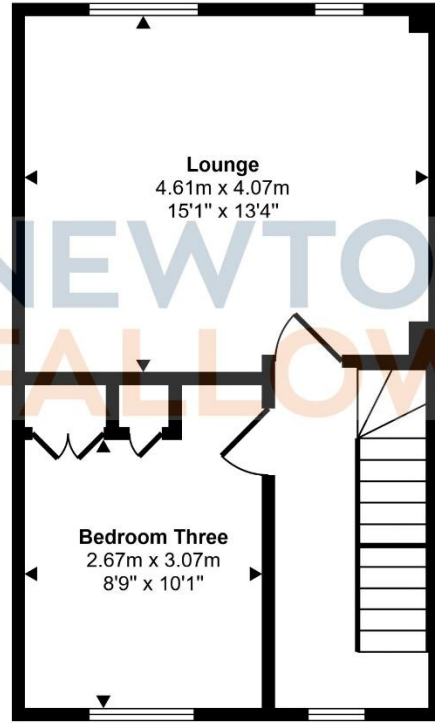
Bathroom 1.63m x 1.97m (5'4" x 6'6")

Solar Panels - We have been advised from the seller that it looks at bringing around £200 P/Year income for the home.

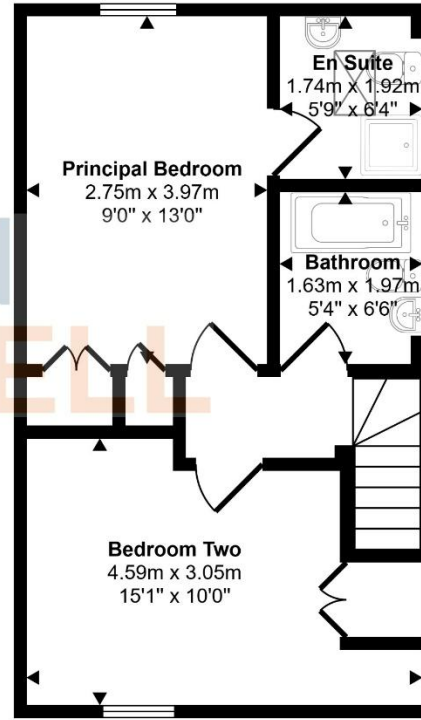
Approx Gross Internal Area
108 sq m / 1167 sq ft



Ground Floor
Approx 36 sq m / 383 sq ft



First Floor
Approx 36 sq m / 391 sq ft



Second Floor
Approx 36 sq m / 393 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	91 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: 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 £62 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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