

55 Spa Chase, Bourne

Guide Price £220,000 - £230,000

NEWTON FALLOWELL

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Located on the sought-after Spa Chase within Bourne and offering easy access to the town centre stands this semi-detached family home. Boasting an en-suite to the main bedroom, driveway parking, and an enclosed rear garden, this property would make an ideal first-time purchase. The accommodation briefly comprises an entrance hall, lounge, kitchen/diner, downstairs W.C., three bedrooms with an en-suite to main bedroom and a family bathroom.

Entering via the front door leads to the light and airy entrance hall, where stairs flow to the first floor and doors grant access to a useful storage cupboard and the lounge. The spacious lounge boasts a window to the front aspect and a door to the rear lobby. Accessed from the rear lobby is a useful storage cupboard and the downstairs W.C. Flowing through from this area is the stunning modern kitchen/diner that boasts integrated appliances including an integrated oven, integrated fridge freezer, integrated dishwasher and an integrated washer/dryer, double French doors to the rear garden, and a window to the rear aspect. Upstairs, the property offers three bedrooms described with an en-suite to the main bedroom, and a family bathroom. The main bedroom is located at the front of the property and features a window to the front aspect and an en-suite shower room with a three-piece suite and a built in wardrobe. Bedrooms two & three are both located to the rear of the property, and both offer a view to the rear garden. Completing the upstairs accommodation is the family bathroom that is part tiled and offers a panel bath with shower & screen, pedestal wash hand basin, and a close-coupled W.C. with half and full flush.

Externally, the property offers off-road parking to the front via the block-paved driveway. To the rear is a fully enclosed garden that is laid to artificial lawn and features a side access gate.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



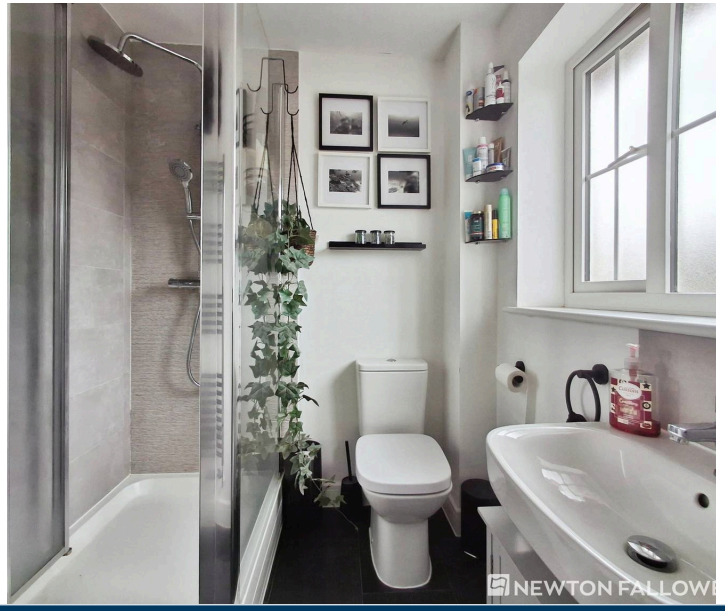












Entrance Hall

Lounge
13' 10" x 12' 1" (4.21m x 3.69m)

Kitchen Diner
9' 5" x 15' 5" (2.88m x 4.71m)

WC
3' 5" x 6' 0" (1.04m x 1.84m)

Landing

Bedroom One
11' 2" x 9' 8" (3.40m x 2.94m)

En-suite
5' 9" x 5' 6" (1.76m x 1.67m)

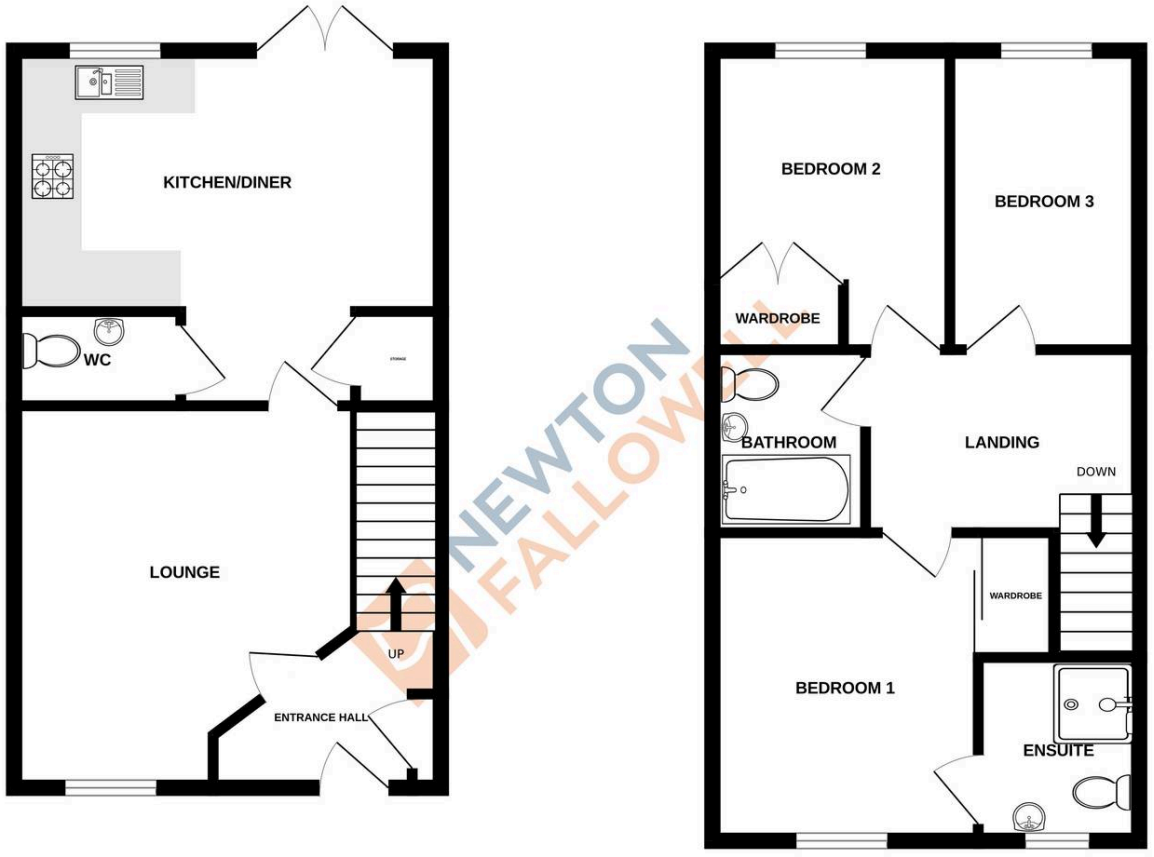
Bedroom Two
10' 10" x 8' 7" (3.30m x 2.62m)

Bedroom Three
11' 6" x 6' 7" (3.50m x 2.01m)

Bathroom
6' 8" x 5' 7" (2.02m x 1.69m)

GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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Newton Fallowell - Bourne

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