



11 Taunton Road, Bourne, PE10 0XE

 **NEWTON FALLOWELL**

 3  2  1

Key Features

- Semi Detached Family Home
- Three Bedrooms
- NO ONWARDS CHAIN
- En-Suite To Main Bedroom
- Driveway Parking For Two Vehicles
- Private Rear Garden
- Modern Living Throughout
- Intergrated Appliances
- EPC Rating B
- Freehold

Guide price £210,000





***GUIDE PRICE OF £210,000-£225,000

Set within the highly regarded Elsea Park sits this modern three bedroom end-terraced house. The property boasts a well-presented fitted kitchen, spacious living room, downstairs WC, three bedrooms, principal with en-suite and a three piece family bathroom. The property also benefits from its ample off-road parking to the side of the home and enclosed rear garden.

As you enter the property, you are met by a generous hallway, with the first door on your left showing you into the modern fitted kitchen / breakfast room, offering an integrated dishwasher and space for freestanding appliances such as washing machine and fridge/freezer. As you head to the rear of the property, a spacious living room is found, containing french doors looking out to the rear. To the first floor, the landing separates three good-sized bedrooms, with the principal containing fitted wardrobes and an en-suite and a three-piece family bathroom.

Outside the side of the property multiple off-road parking spaces are found. The rear garden is a good-size and low maintenance. We highly recommend you view this property at your earliest convenience.





Entrance Hall

Kitchen/Diner 3.03m x 3.39m (9'11" x 11'1")

W.C. 1.86m x 1.02m (6'1" x 3'4")

Lounge 4.69m x 3.64m (15'5" x 11'11")



Landing

Principal bedroom 2.89m x 2.83m (9'6" x 9'4")

En-Suite 1.64m x 1.7m (5'5" x 5'7")

Bedroom 2 2.61m x 3.26m (8'7" x 10'8")

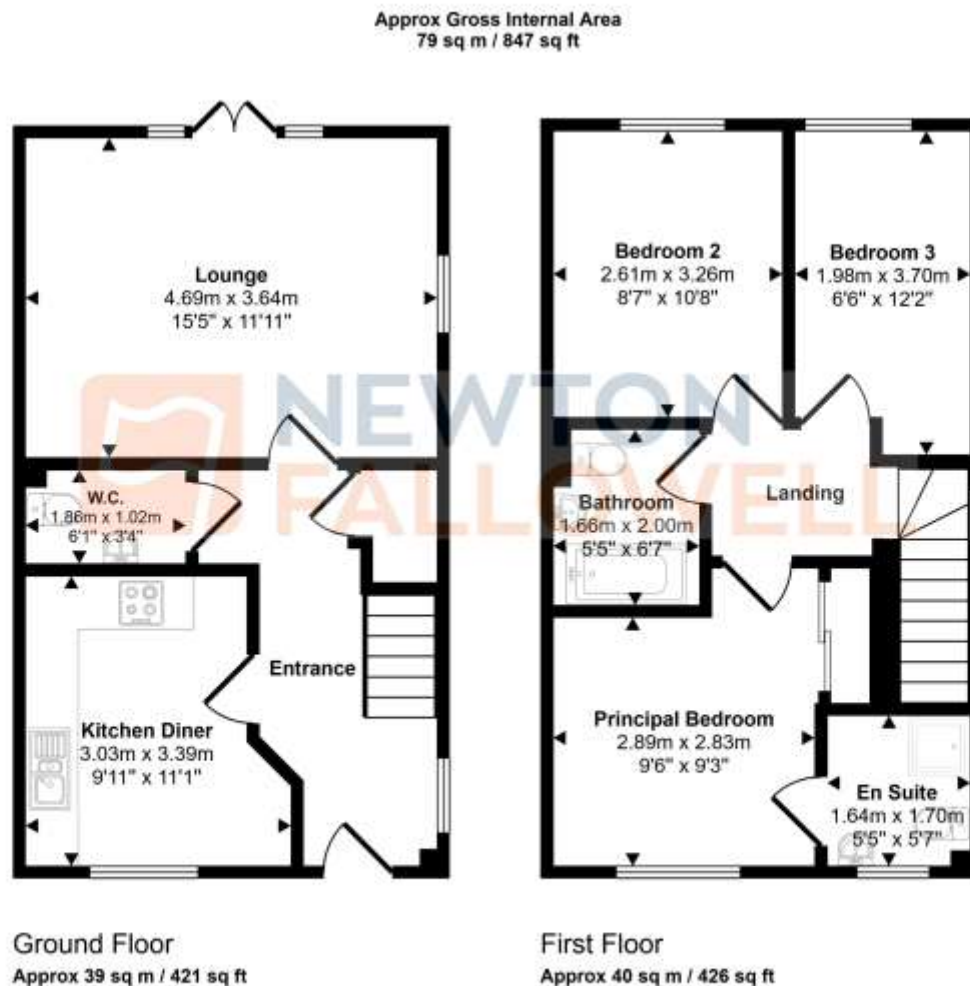
Bedroom 3 1.98m x 3.7m (6'6" x 12'1")



Bathroom 1.66m x 2m (5'5" x 6'7")





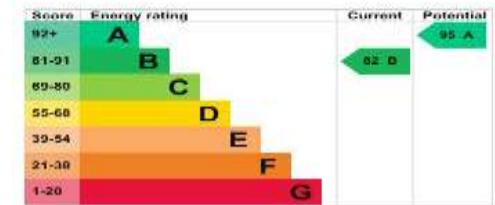


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

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.