

4 Waterside Close, Bourne

£280,000

NEWTON FALLOWELL

4 Waterside Close

Bourne

Offered for sale with no onward chain, this appealing three-bedroom home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families and those looking for additional ground-floor living space.

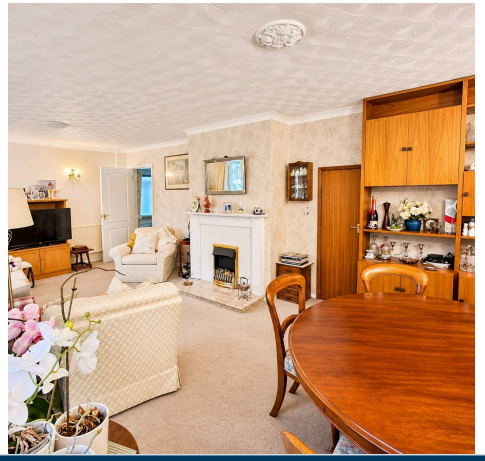
A particular highlight is the impressive 7-metre lounge/diner, featuring two front-facing windows which allow an abundance of natural light to flood the room, creating a bright and welcoming space ideal for both relaxing and entertaining. The kitchen provides a practical layout, while the ground floor also benefits from an extended third bedroom, offering flexibility for use as a guest bedroom, home office or additional reception space. Completing the ground floor is a generous four-piece family bathroom.

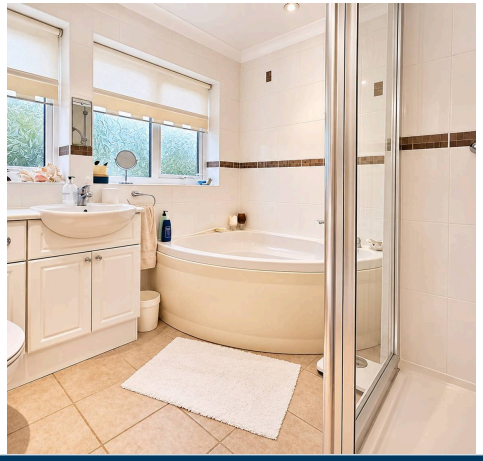
To the first floor are two well-proportioned bedrooms, both offering useful storage options, together with a landing area and separate WC coming from the main bedroom upstairs.

Externally, the property benefits from off-road parking leading to a garage, providing valuable parking and storage facilities. To the rear, a private garden offers an ideal space for outdoor dining, entertaining or simply enjoying the warmer months.

With its generous lounge/diner, versatile extended ground-floor accommodation, private garden and excellent parking facilities, this property presents a fantastic opportunity for a range of buyers. The added benefit of being sold with no onward chain makes this a home not to be missed.















Entrance Hall
12' 8" x 5' 10" (3.85m x 1.77m)

Lounge Diner
12' 6" x 23' 3" (3.82m x 7.08m)

Kitchen
14' 4" x 10' 2" (4.38m x 3.09m)

Bedroom Three
17' 11" x 6' 4" (5.46m x 1.92m)

Bathroom
8' 1" x 8' 2" (2.47m x 2.49m)

Porch
7' 3" x 4' 4" (2.22m x 1.33m)

Landing

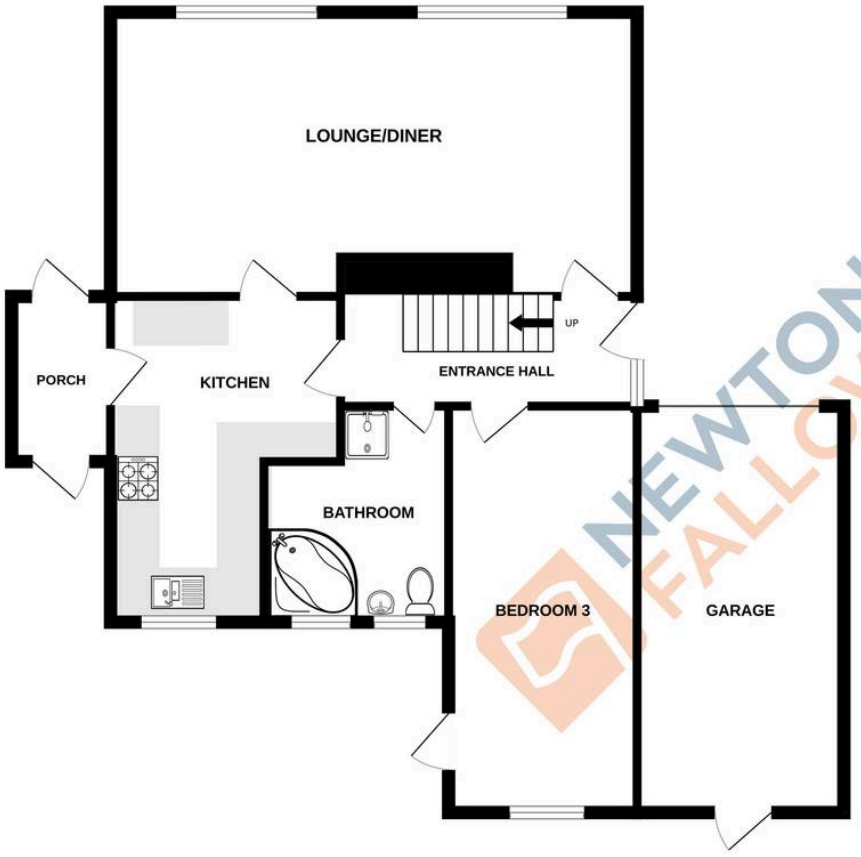
Bedroom One
10' 11" x 10' 2" (3.33m x 3.09m)

WC From Bedroom
6' 1" x 3' 4" (1.86m x 1.02m)

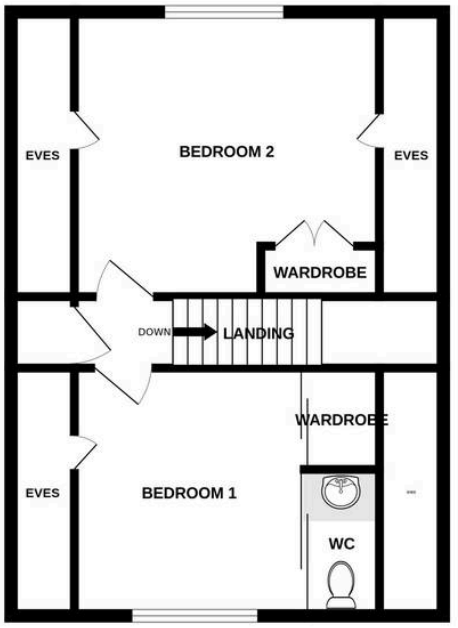
Bedroom Two
12' 7" x 13' 5" (3.83m x 4.10m)

Garage
17' 6" x 9' 1" (5.33m x 2.78m)

GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1387 sq.ft. (128.8 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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