



33 Spa Chase, Bourne, PE10 2AG

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Semi Detached Family Home
- Three Bedrooms
- En-Suite, Bathroom and Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Ideal First Time Purchase Or Investment
- Modern Living
- EPC Rating B
- Freehold

£230,000





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 inset gas hob, integrated oven, integrated fridge freezer, 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 lawn and features a side access gate.

Entrance Hall

Lounge 4.22m x 3.65m (13'10" x 12'0")

Kitchen Diner 2.78m x 4.59m (9'1" x 15'1")

Downstairs WC 0.99m x 1.8m (3'2" x 5'11")

Landing

Principal Bedroom 2.78m x 2.93m (9'1" x 9'7")

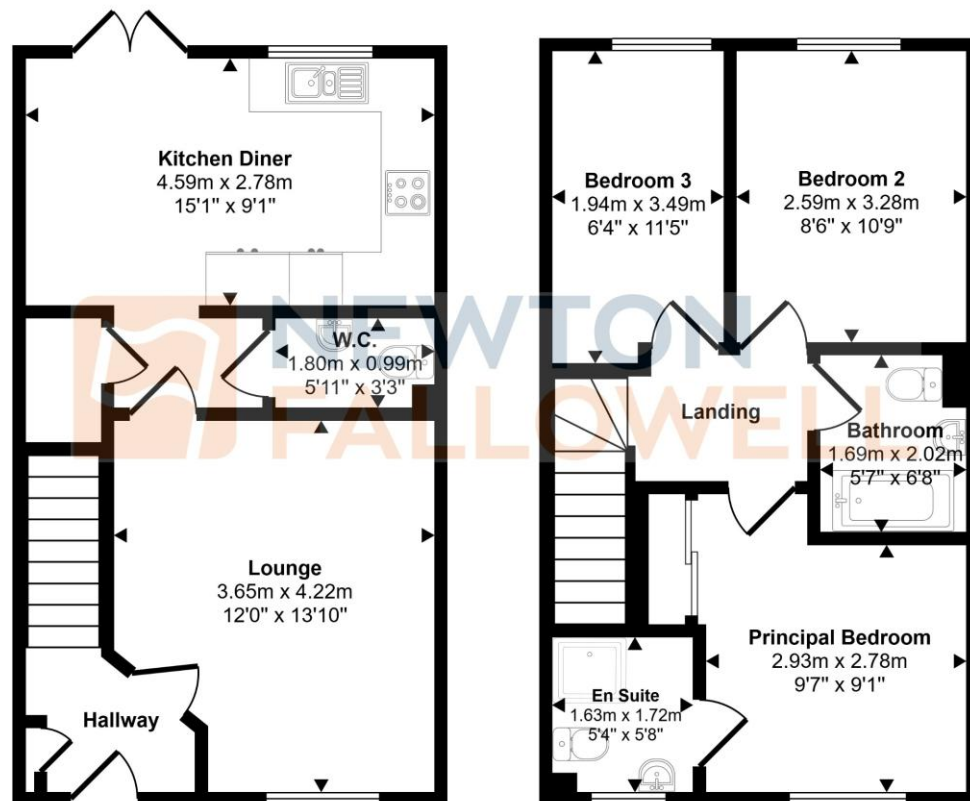
En-suite 1.72m x 1.63m (5'7" x 5'4")

Bedroom Two 3.28m x 2.59m (10'10" x 8'6")

Bedroom Three 3.49m x 1.94m (11'6" x 6'5")

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

Approx Gross Internal Area
78 sq m / 835 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 39 sq m / 422 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: 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.