



5 Nowells Lane, Bourne, PE10 9ER

 **NEWTON FALLOWELL**



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## Key Features

- Detached Chalet House
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- Two Reception Rooms
- Kitchen Diner
- Four Piece Family Bathroom
- Off Road Parking Leading to a Garage
- EPC Rating D
- Freehold

Offers in excess of £215,000







This attractive two double bedroom detached chalet-style home is offered to the market with the significant advantage of no onward chain and is superbly positioned within walking distance of Bourne town centre, providing easy access to a wide range of local shops, amenities, and services.

Internally, the accommodation is well laid out and flexible, entering from the centralised entrance hall leading to a well-proportioned lounge, which provides a welcoming space to relax, the kitchen diner offers ample space for cooking and dining, making it a practical and sociable hub of the home a bright conservatory leads from the kitchen, enjoy views over the rear garden and creates an additional reception area ideal for year-round use. Also located on the ground floor is a generous double bedroom, ideal for those seeking ground-floor living or guest accommodation, along with a spacious four-piece family bathroom featuring a bath, separate shower, wash basin, and WC. To the first floor, the property benefits from a further large double bedroom, offering privacy and flexibility, whether used as a main bedroom, guest room, or home office.

Outside, the property enjoys private parking, access to the garage, and garden space, providing a pleasant outdoor area to complement the interior accommodation.

Well located, versatile, and offered with no onward chain, this charming chalet-style home presents an excellent opportunity for downsizers, professionals, or those seeking a conveniently situated detached property. Early viewing is strongly recommended to fully appreciate the accommodation and location on offer.

Entrance Hall

Lounge 5.12m x 3.57m (16'10" x 11'8")

Kitchen Diner 5.14m x 2.44m (16'11" x 8'0")

Conservatory 2.18m x 2.84m (7'2" x 9'4")

Bathroom 2.65m x 3.14m (8'8" x 10'4")

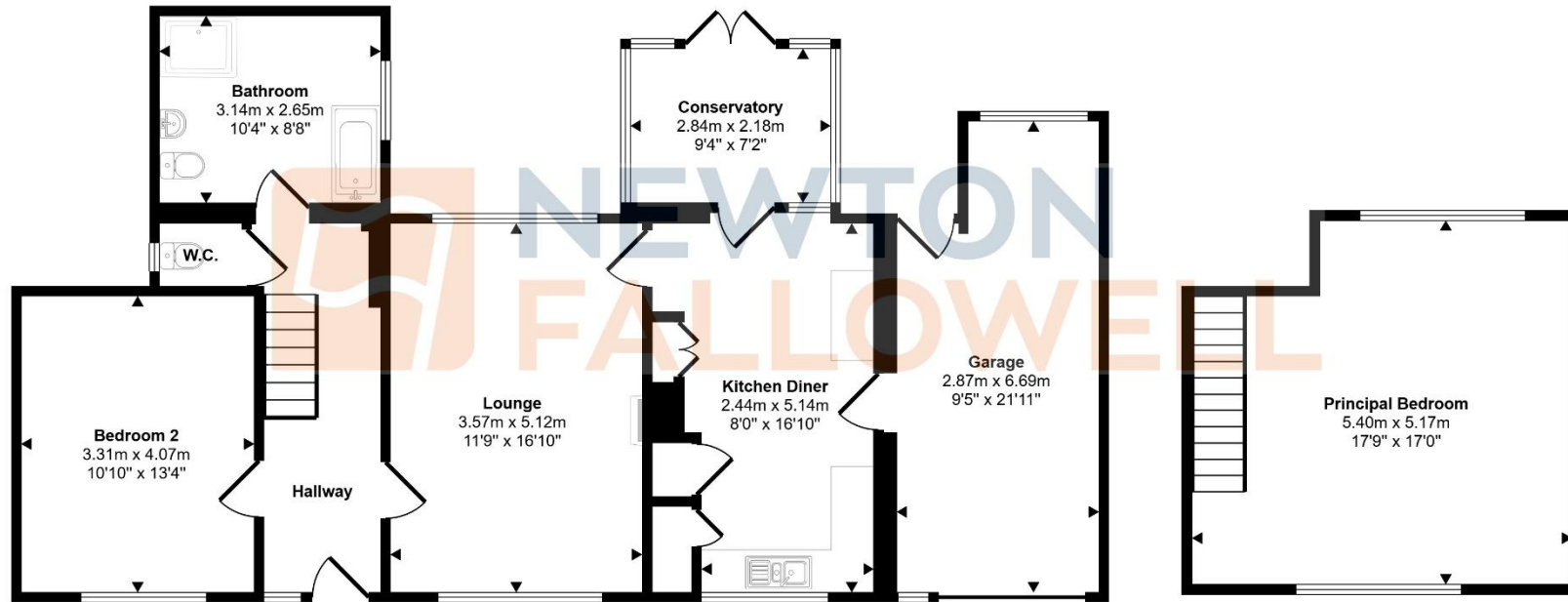
WC

Principal Bedroom 5.17m x 5.4m (17'0" x 17'8")

Bedroom Two 4.07m x 3.31m (13'5" x 10'11")

Garage 6.69m x 2.87m (21'11" x 9'5")

Approx Gross Internal Area  
122 sq m / 1316 sq ft



Ground Floor  
Approx 96 sq m / 1037 sq ft

First Floor  
Approx 26 sq m / 279 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:

#### 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.



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