



40 Badger Lane, Bourne, PE10 0FT

 NEWTON FALLOWELL

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## Key Features

- TWO BEDROOMS
- NO ONWARD CHAIN
- Maisonette
- Kitchen with Fitted Appliances
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- Allocated Off Road Parking
- EPC Rating C
- Leasehold

£85,000





This beautifully presented two-bedroom maisonette offers stylish open-plan living, a contemporary family bathroom, and the convenience of allocated parking.

A welcoming entrance hall leads into the bright and spacious open-plan living and dining area, which flows effortlessly into a modern, well-equipped kitchen boasting ample storage, an integrated fridge freezer, and space for additional appliances. The principal bedroom features a built-in wardrobe, complemented by a second bedroom and a sleek three-piece family bathroom.

Externally, the property benefits from allocated parking.



**Entrance Hall**

**Lounge Diner** 3.75m x 5.03m (12'4" x 16'6")

**Kitchen** 1.52m x 3.34m (5'0" x 11'0")

**Principal Bedroom** 3.59m x 3.07m (11'10" x 10'1")

**Bedroom Two** 2.23m x 3.15m (7'4" x 10'4")

**Bathroom** 2.41m x 2.27m (7'11" x 7'5")

**Lease Charges**

976 YEARS LEFT ON LEASE  
£305.68 P/Annum Service Charge

Approx Gross Internal Area  
50 sq m / 536 sq ft



First Floor

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: A

#### 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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