



16 Uttoxeter Close, Bourne  
£220,000

 **NEWTON FALLOWELL**

## 16 Uttoxeter Close

Bourne, Bourne

Newton Fallowell are delighted to offer this stunning three bedroomed property situated only walking distance to the town centre and in the popular location of Elsea Park, close to all local amenities. Benefitting from three generous bedrooms, an en-suite to the main bedroom and two parking spaces this home offers all that you could ask for in a home.

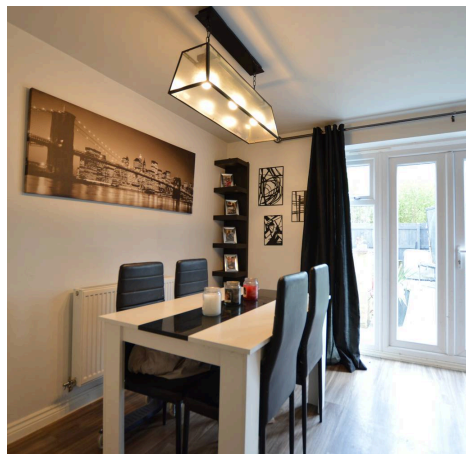
As you enter the property you are greeted with a bright entrance hall providing access to the lounge leading to the kitchen/diner with french doors out into your south-facing private garden space. The Kitchen is a modern space with integrated appliances making for a clean and tidy look with space for dining with dedicated under-stairs storage. Opposite the storage you are presented with a well designed and decorated downstairs W.C.

The first floor boasts of three spacious bedrooms with the main bedroom benefitting from a En-Suite bathroom which benefits from a large rain shower. The main bedroom also has dedicated in built wardrobes. The second and third bedrooms are well proportioned allowing a lot of natural light to come into the rooms themselves. The bathroom is a well kept space with shower over bath.

Outside offers a fully enclosed safe garden which is south facing and not overlooked and mainly laid to astro turf with a separate patio area perfect for entertaining friends and family. This property offers dedicated parking with two spaces to the left hand side.

Council Tax band: B

Tenure: Freehold





#### Entrance Hall

#### Living Room

14' 0" x 12' 1" (4.26m x 3.69m)

#### Kitchen/Diner

15' 6" x 9' 5" (4.72m x 2.87m)

#### W.C

6' 0" x 3' 5" (1.84m x 1.04m)

#### Landing

#### Bedroom One

9' 9" x 9' 3" (2.96m x 2.83m)

#### En-Suite

5' 6" x 5' 9" (1.68m x 1.76m)

#### Bedroom Two

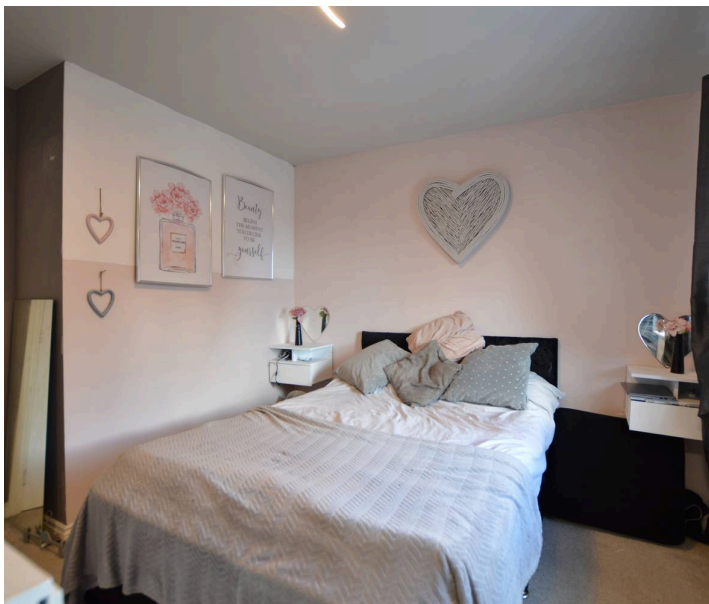
10' 10" x 8' 8" (3.30m x 2.63m)

#### Bedroom Three

11' 8" x 6' 7" (3.55m x 2.00m)

#### Bathroom

5' 7" x 6' 8" (1.69m x 2.02m)





## Newton Fallowell - Bourne

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