



Delaine Close,
Bourne, Lincolnshire, PE10 9LP

NEWTONFALLOWELL 

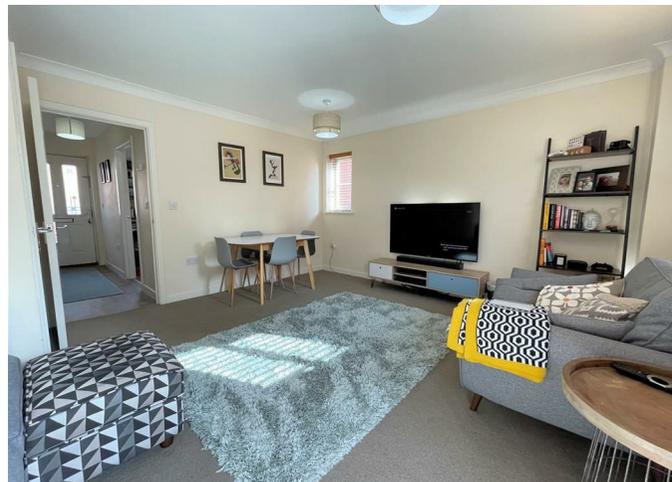
**Delaine Close,
Bourne, Lincolnshire, PE10 9LP
£975 PCM**

**** AVAILABLE EARLY NOVEMBER WITH NIL DEPOSIT OPTION ****

A well-presented FOUR BEDROOM semi detached town house. Situated towards the end of this popular cul-de-sac within walking distance to Bourne town centre & boasting accommodation arranged over three levels to include; an entrance hall, ground floor WC, breakfast kitchen, lounge / diner, THREE DOUBLE bedrooms including the master with ensuite, a further single bedroom and family bathroom.

Outside there is ample parking for two cars meeting a single garage and gated access to the rear garden which enjoys a southern aspect, patio terrace and lawn.

Call Newton Fallowell today to arrange your viewing!



Entrance Hallway

10'11 x 3'8 (3.33m x 1.12m)

Ground Floor WC

6 x 3 (1.83m x 0.91m)

Breakfast Kitchen

10'11 x 8'2 (3.33m x 2.49m)

Lounge / Diner

15'8 x 14'2 (max) (4.78m x 4.32m (max))

Fist Floor Landing

9'8 x 3'8 (2.95m x 1.12m)

Bedroom Two

15'8 x 8'10 (narrowing to 8'10) (4.78m x 2.69m (narrowing to 2.69m))

Bedroom Three

13'4 x 9'4 (4.06m x 2.84m)

Family Bathroom

8'10 x 6'7 (2.69m x 2.01m)

Second Floor Landing

9'4 x 4'2 (2.84m x 1.27m)

Bedroom One

15'8 x 12'1 (narrowing to 6) (4.78m x 3.68m (narrowing to 1.83m))

En-suite Shower Room

7'4 x 5'11 (2.24m x 1.80m)

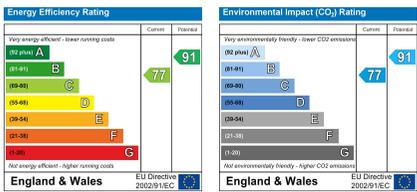
Bedroom Four

9'4 x 7'4 (2.84m x 2.24m)

Outside

Driveway parking for two cars meeting a single garage and an enclosed rear garden with a southern aspect, patio area & lawn.





AGENTS NOTE – DRAFT PARTICULARS:

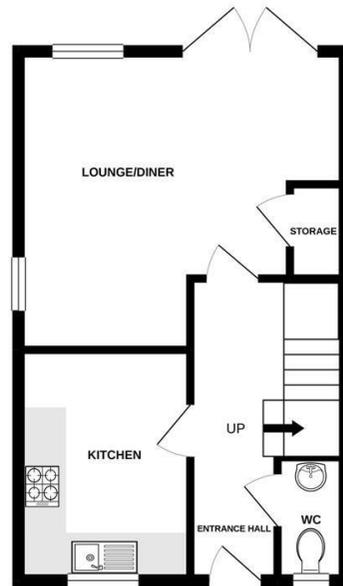
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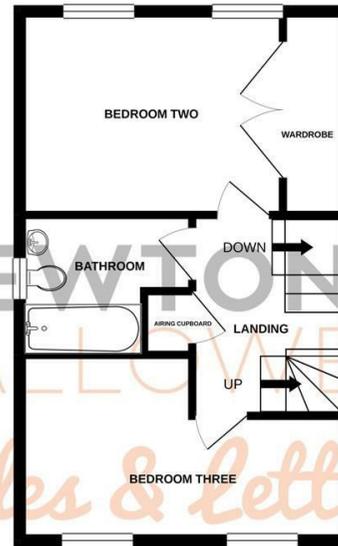
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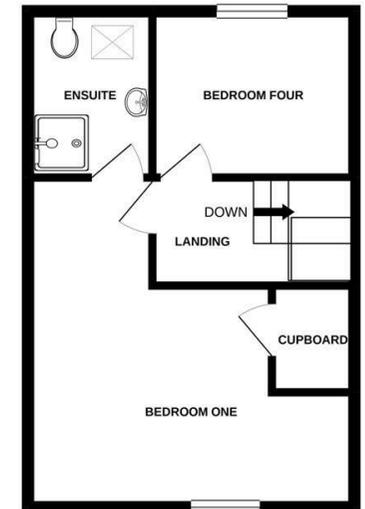
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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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