



**Waterside Close,**  
Bourne, Lincolnshire, PE10 9BW

**NEWTON**FALLOWELL 

**Waterside Close,  
Bourne, Lincolnshire, PE10 9BW  
£275,000 Freehold**

**\*\*\*NO FORWARD CHAIN\*\*\*** Situated down a highly regarded cul-de-sac on the north-side of Bourne sits this impressive three bedroom detached chalet, offering approximately 1,200 square feet of accommodation over two floors, holding stacks of potential. The property boasts a 7m living room, kitchen breakfast room, dining room, three bedrooms, a bathroom and downstairs WC. The property also benefits from its private front & rear gardens, single garage and off-road parking.

Upon entering the property, you are initially met by an airy entrance hall, with the first door on your left showing you into the downstairs bedroom, which could be perfect for a home office. Opposite the hall, a generous 7 metre long living room is found, enjoying a high-spec gas fire and two large windows over-looking the front garden. Central to the entrance is a downstairs WC and bathroom, ripe for modernisation. To the rear of the property, a stunning kitchen/breakfast room is found, enjoying granite worktops and ample storage units. Folding doors open out into a spacious dining room, offering access out onto the rear garden. To the first floor, a small landing space separates two generous double bedrooms.

Outside to the front a concrete driveway offers parking for multiple cars accompanied by a generous front garden and single garage. A passageway to the side of the property leads into the enclosed rear garden featuring a small pond, benefitting tremendously from not being overlooked.



**Entrance Hall**

**Living Room**

23'7 x 12'9 (7.19m x 3.89m)

**Kitchen/Breakfast Room**

14'4 x 10'9 (4.37m x 3.28m)

**Dining Room**

15'2 x 10'9 (4.62m x 3.28m)

**Bathroom**

8'3 x 5'6 (2.51m x 1.68m)

**Downstairs WC**

5'4 x 2'11 (1.63m x 0.89m)

**Master Bedroom**

13'5 x 12'11 (4.09m x 3.94m)

**Bedroom Two**

13'5 x 11'5 (4.09m x 3.48m)

**Bedroom Three/Office**

8'4 x 6'1 (2.54m x 1.85m)

**Garage**

17'6 x 9'2 (5.33m x 2.79m)



| Energy Efficiency Rating                   |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|--|-------------------------|---|-------------------------|
| Current                                    | Potential               | Current   | Potential               |
| Very energy efficient - lower energy costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92-100) <b>A</b>                          |                         | (82-100) <b>A</b>   |                         |
| (81-91) <b>B</b>                           |                         | (61-81) <b>B</b>  |                         |
| (69-80) <b>C</b>                           |                         | (50-60) <b>C</b>  |                         |
| (55-68) <b>D</b>                           |                         | (39-49) <b>D</b>  |                         |
| (39-54) <b>E</b>                           |                         | (29-38) <b>E</b>  |                         |
| (21-38) <b>F</b>                           |                         | (11-28) <b>F</b>  |                         |
| (1-20) <b>G</b>                            |                         | (1-10) <b>G</b>   |                         |
| Not energy efficient - higher energy costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                 | EU Directive 2002/91/EC | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |

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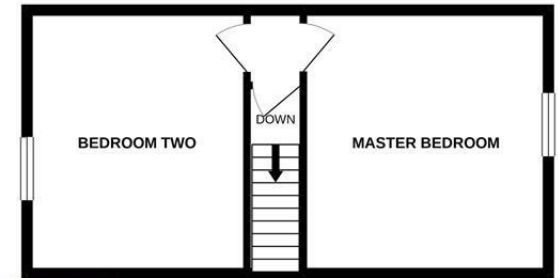
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GROUND FLOOR



1ST FLOOR



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