



Holly Drive,
Bourne, Lincolnshire, PE10 9SP

 **NEWTON**
FALLOWELL

**Holly Drive,
Bourne, Lincolnshire, PE10 9SP
Offers In Excess Of
£375,000 Freehold**

OPEN HOUSE BY APPOINTMENT ONLY- 9TH JULY 2022
BETWEEN 10AM-12PM

Situated down a highly sought-after cul-de-sac on the north side of Bourne sits this impressive, Parker built, three bedroom detached bungalow. The property boasts an open kitchen-diner, extensive living room, generous dining room, three double bedrooms, family bathroom, and a modern WC. The property also benefits from its block paved driveway, double garage, two sheds and a large corner plot.

On entering the property, you are initially met by a bright entrance hall, containing a modern WC. To the left you have a spacious kitchen-diner with a useful utility to the side as well as access outside. Moving through the property, you have a spacious dining room and lounge with french-doors onto the rear garden. The property has three generous double bedrooms and is finished off by a modern three-piece family bathroom.

Outside the front of the property is an extensive block paved driveway with space for multiple cars as well as a double garage. To the side of the property is further block paving which has previously been used to park a campervan. The rear garden is a very good size and hosts lawn, patio and storage areas as well as having mature plants bordering the plot.

Viewing is highly recommended to fully appreciate what this property offers.



Entrance Hall

WC

Dining Room

10'11"x 10'1" (3.33x 3.07)

Kitchen

14'5"x 9'9" (4.39x 2.97)

Utility Room

8'9"x 6'1" (2.67x 1.85)

Living Room

16'3"x 12'11" (4.95x 3.94)

Bedroom One

12'8"x 11'0" (3.86x 3.35)

Bedroom Two

10'9"x 10'0" (3.28x 3.05)

Bedroom Three

9'8"x 8'5" (2.95x 2.57)

Modern Family Bathroom

7'1"x 5'5" (2.16x 1.65)

Double Garage

Solar Panels

The property benefits from 16 owned solar panels on a 25 year index linked contract starting July 2011. The panels and feed in tariff are included within the sale. The owner advises these generate in excess of £450 per quarter on average.



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: D

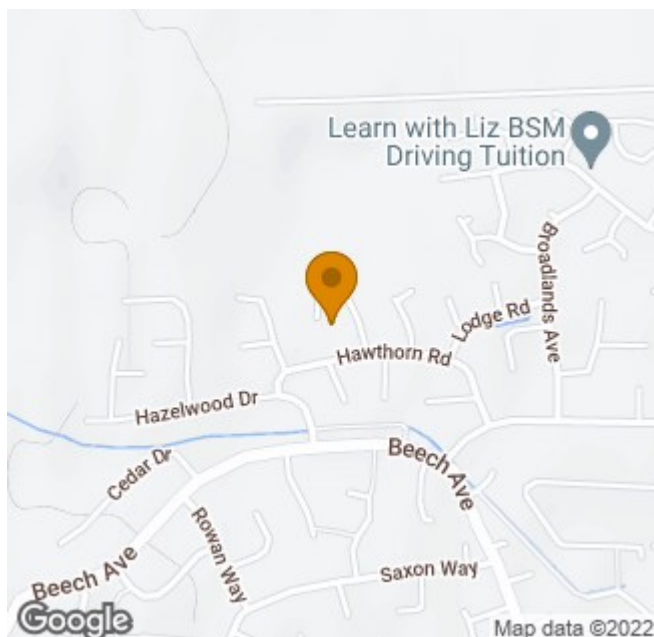
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ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 £200, 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 £300 if you use their services.



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HOLLY DRIVE, BOURNE PE10 9SP
TOTAL APPROX. FLOOR AREA 1315 SQ.FT. (122.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC