



Aintree Way,
Bourne, Lincolnshire, PE10 0WG

NEWTONFALLOWELL 

**Aintree Way,
Bourne, Lincolnshire, PE10 0WG
£215,000 Freehold**

Situated within the desirable development of Elsea Park sits this modern three-bedroom end-terrace home. The property boasts an impressive lounge / diner, separate kitchen, downstairs WC, three well-balanced bedrooms, and a three-piece family bathroom. The property also benefits from its off-road parking and low-maintenance rear garden.

On entering the property, you are initially met by a bright entrance hall, with the first door on your left showing you into a useful downstairs WC. You are then met by the modern fitted kitchen, enjoying ample worktop space and unit storage. To the rear of the property is an open and impressive lounge diner, containing french doors overlooking the private rear garden. To the first floor, the landing\ space separates two spacious double bedrooms, a three-piece family bathroom and a further single bedroom.

Outside the front of the property, a designated off-road parking space is found. The rear garden is a lovely balance of paving and artificial grass, benefitting tremendously from not being over-looked to the rear. With so much on offer, we highly recommend you view this property at your earliest convenience.



Entrance Hall

Kitchen

12 x 6'6 (3.66m x 1.98m)

Downstairs WC

6'8 x 4'6 (2.03m x 1.37m)

Lounge Diner

16'7 x 14'7 (5.05m x 4.45m)

Bedroom One

14'7 x 8'11 (4.45m x 2.72m)

Bedroom Two

12'1 x 8'11 (3.68m x 2.72m)

Bedroom Three

8 x 8 (2.44m x 2.44m)

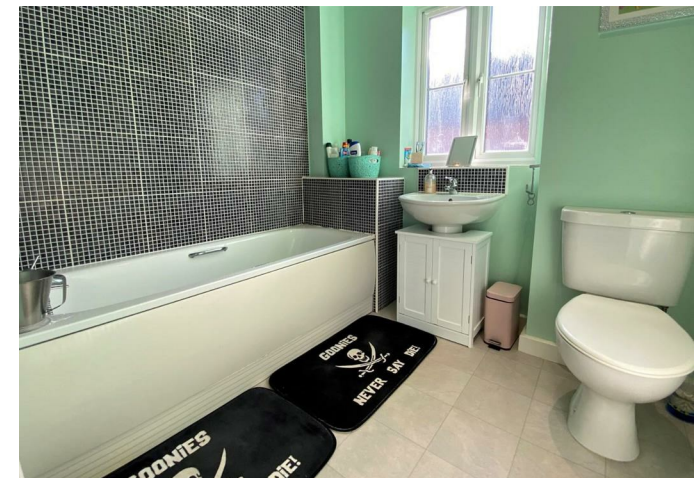
Bathroom

7'5 x 6'8 (2.26m x 2.03m)

Elsea Park Residents Management Company

The property is liable to pay an annual charge to Elsea Park Residents Management Company for the maintenance and upkeep of the common areas within the Elsea Park development. We are advised that the Elsea Park Community Trust currently charge £305.68 per year for the estate maintenance including the green open spaces, water courses (not drainage), conservation areas, the community centre and the artificial grass football pitch.

The charge is from 1st April to 31st March, increasing annually by the CPI rate. All purchasers also pay an administration fee of £100 on purchase.



AGENTS NOTE – DRAFT PARTICULARS:

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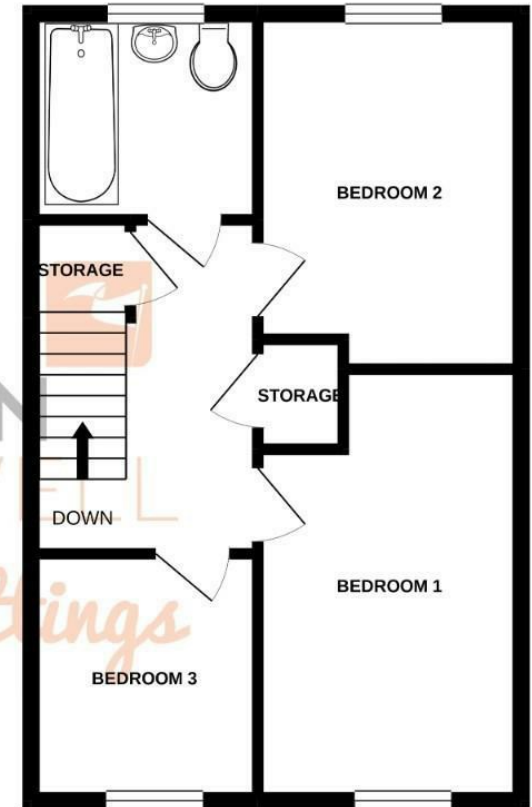
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	
EU Directive 2002/91/EC			

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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