



**NEWTON**  
FALLOWELL

**West Street,**  
Bourne, Lincolnshire, PE10 9PR

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£150,000 Freehold**

Situated within the heart of Bourne sits this much improved two bedroom terraced home, enjoying a wealth of character. The property boasts a spacious dining room, living room, modern kitchen, two DOUBLE bedrooms, and a beautifully-presented bathroom. The property also benefits from its generous rear garden. The current owner has recently had a damp proof course treatment throughout the whole of the downstairs.

On entering the property, you are initially met by a spacious dining room, which enjoys an original fire place and treated exposed floor boards. As you continue through the property, you are then greeted by a generous living room, containing a useful under-stairs cupboards. To the rear of the property is a utility area and modern kitchen. To the first floor, the landing space separates two well-balanced DOUBLE bedrooms and a well-presented three-piece family bathroom.

Outside the rear of the property, an impressive rear garden is found, benefitting from decking, lawn and a useful storage shed. The garden can also be enclosed with fencing, allowing bin access for the other residents. With so much on offer, we highly recommend you view this property at your earliest convenience.



**Dining Room**

12'5 x 11'11 (3.78m x 3.63m)

**Living Room**

12'6 x 12'5 (3.81m x 3.78m)

**Kitchen**

10'11 x 6'9 (3.33m x 2.06m)

**Utility Room**

6'11 x 3'11 (2.11m x 1.19m)

**Bedroom One**

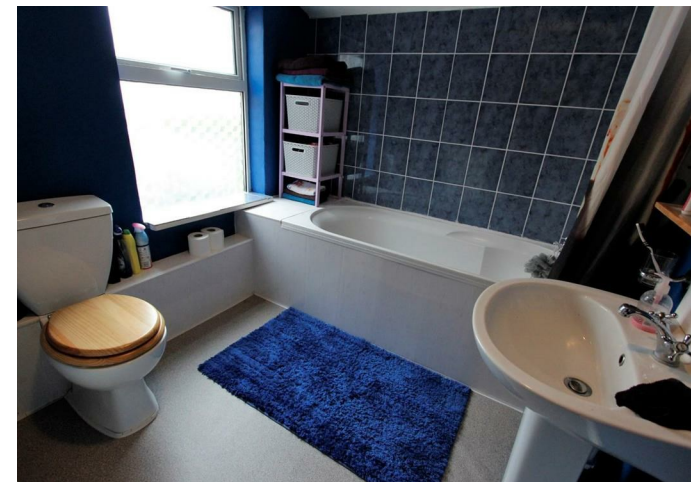
12'5 x 11'11 (3.78m x 3.63m)

**Bedroom Two**

12'6 x 8'6 (3.81m x 2.59m)

**Bathroom**

7'5 x 7'1 (2.26m x 2.16m)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(85-91) <b>B</b>		(85-91) <b>B</b>	
(69-84) <b>C</b>		(69-84) <b>C</b>	
(54-68) <b>D</b>		(54-68) <b>D</b>	
(39-53) <b>E</b>		(39-53) <b>E</b>	
(24-38) <b>F</b>		(24-38) <b>F</b>	
(9-23) <b>G</b>		(9-23) <b>G</b>	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

**AGENTS NOTE – DRAFT PARTICULARS:**

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TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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