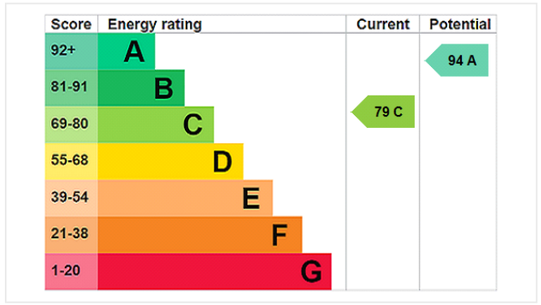
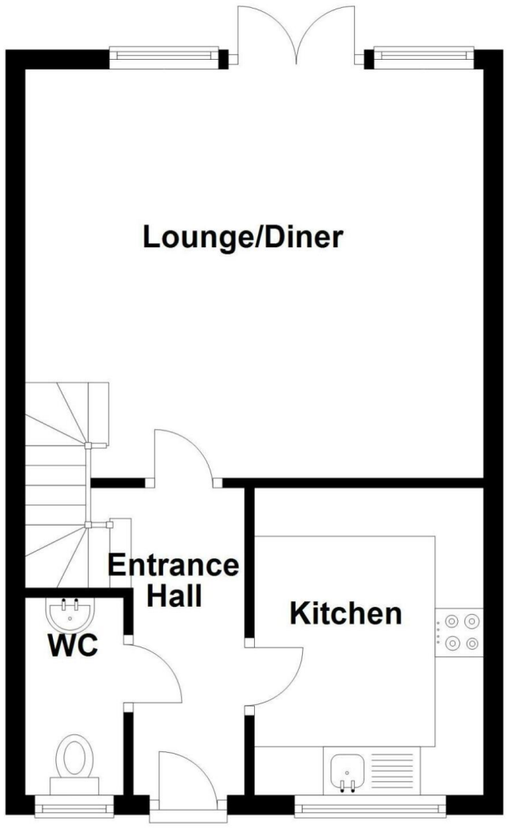
Newmarket Avenue, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



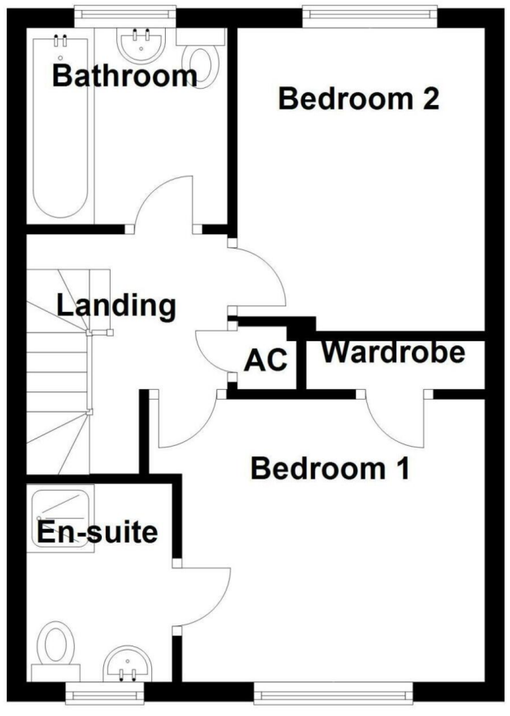
Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)







4 Newmarket Avenue, Bourne, Lincolnshire, PE10

£185,000 Freehold

This modern two bedroom semi-detached home offers well-presented accommodation throughout, making it an ideal purchase for first-time buyers, investors or those looking to downsize. The property benefits from a spacious lounge/diner with French doors opening onto the rear garden, a modern fitted kitchen and a convenient downstairs cloakroom. Upstairs, there are two well-proportioned bedrooms, with the principal bedroom enjoying an en-suite shower room, together with a separate family bathroom. Outside, the property benefits from an enclosed rear garden, mainly laid to lawn with a paved pathway, planted borders and a useful timber shed. Further benefits include off-road parking to the rear, making this an excellent opportunity to purchase a modern, easy-to-maintain home.

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ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Kitchen - 9 ft 6 in × 7 ft 10 in

Lounge/Diner - 14 ft 9 in × 12 ft 10 in

Firs Floor Landing

Bedroom One - 11 ft 2 in × 10 ft 2 in

En-Suite Shower Room

Bedroom Two - 10 ft 2 in × 7 ft 10 in

Bathroom

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

SERVICE CHARGE

Approximately £290 per annum