



**Ostler Drive,**  
Bourne, Lincolnshire, PE10 9QR

**NEWTON**FALLOWELL 

**Ostler Drive,  
Bourne, Lincolnshire, PE10 9QR  
Offers In Excess Of  
£295,000 Freehold**

BENEFITTING FROM A GROUND FLOOR ANNEX, this EXTENDED semi-detached home is situated down a peaceful road on the west side of Bourne. The property boasts THREE reception rooms, a spacious kitchen/breakfast room, further kitchen / utility room, downstairs WC, four generous bedrooms, family bathroom and a modern four-piece en-suite shower room. The property also benefits from its abundance of off-road parking, partial garage and private rear garden. Due to its versatile layout, the property holds great potential to incorporate a self-contained annex.

On entering the property, you are initially met by a bright entrance hall, with the first door on your right showing you into a generous lounge diner. The next room encountered is a spacious kitchen/breakfast room, containing ample worktop space and access onto the rear garden. As we head to the rear of the property, we are met by an inner hallway, containing access into a useful downstairs WC, further kitchen / utility room and two further reception rooms. These rooms make the property extremely versatile, whereby they can be used as a study, dining room, family room or annex! To the first floor, the landing space separates four well-balanced bedrooms and a family bathroom. The main bedroom benefits further from a modern four-piece en-suite.

Outside the front of the property, a tarmac driveway provides an abundance of off-road parking, alongside a useful partial garage. The fully enclosed rear garden is a balance of lawn, paving and gravel, and benefits greatly from not being over-looked. Ostler Drive is a sought after road on the west side of Bourne, situated it near a number of highly regarded primary, secondary schools and local amenities. Bourne woods is also of close proximity, alongside the Wellhead, which is perfect for dog walks.

COUNCIL TAX BAND B



### Entrance Hall

### Lounge / Diner

18'6 x 11'9 (5.64m x 3.58m)

### Kitchen/Breakfast Room

12'2 x 10'11 (3.71m x 3.33m)

### Annex Sitting Room

11'3 x 9 (3.43m x 2.74m)

### Annex Kitchen

11'8 x 5'8 (3.56m x 1.73m)

### Study

8'9 x 8'1 (2.67m x 2.46m)

### Downstairs WC

### Bedroom One

23'4 x 9 (7.11m x 2.74m)

### En-Suite

9'3 x 5'3 (2.82m x 1.60m)

### Bedroom Two

11'10 x 11'9 (3.61m x 3.58m)

### Bedroom Three

11 x 8'11 (3.35m x 2.72m)

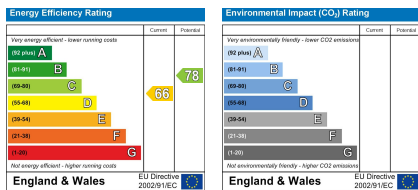
### Bedroom Four

11'10 x 6'3 (3.61m x 1.91m)

### Bathroom

9'2 x 8'1 (2.79m x 2.46m)



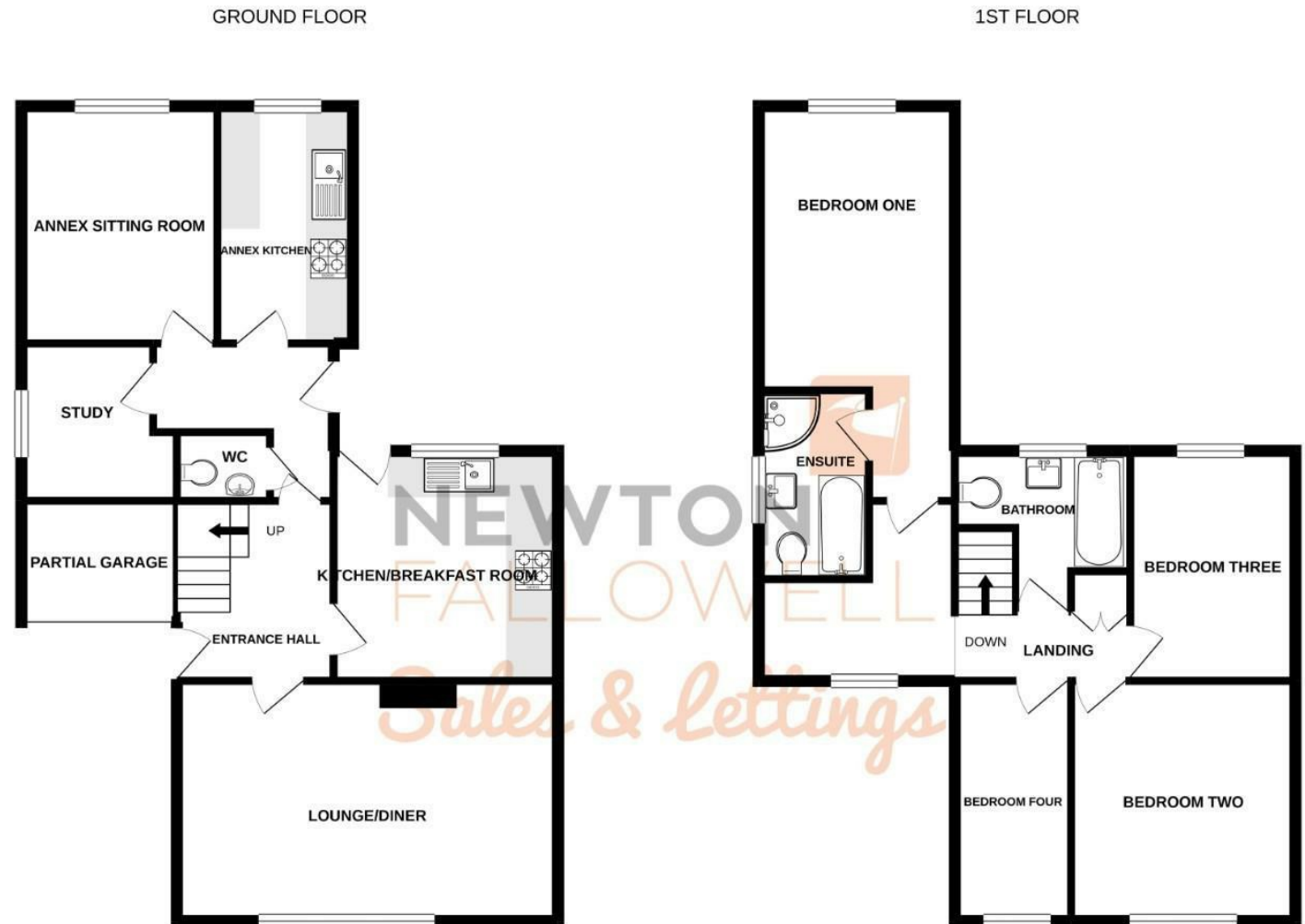


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