



Bourne Road, Thurlby
Bourne, Lincolnshire, PE10 0LQ

NEWTONFALLOWELL 

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Bourne, Lincolnshire, PE10 0LQ
Guide Price £425,000 Freehold

A stunning family home. maintained to a high standard. Set on a generous 1/3 acre (approx.) plot sits this extremely well-presented four bedroom family friendly home, full of potential. The property offers an abundance of accommodation, including THREE reception rooms, an impressive kitchen/breakfast room, utility room, conservatory, FOUR good-sized bedrooms, a three-piece family bathroom and master bedroom with an en-suite. The property also benefits from its ample off-road parking, useful double garage with electronically operated door and private enclosed rear garden.

On entering the property, you are initially met by a picturesque feature entrance hall, offering access into the majority of the downstairs accommodation. The first door on your left takes you into a very generous living room, leading you through into the conservatory, which contains french doors looking out onto the rear garden. Opposite the entrance hall, a stylish kitchen/breakfast room is found, which also takes you through into a utility room. To the rear of the property, a spacious dining room is situated. The downstairs layout is complete with a WC and study/office. To the first floor, the open landing separates four good-sized bedrooms and a three-piece family bathroom. The master bedroom boasts a three-piece en-suite shower room.

Outside the front of the property, space for approx. 6 cars is found, alongside access into the double garage. The UPVC soffits, fascias and guttering have all been replaced. The rear garden is a fantastic size and benefits tremendously from not being over-looked. With motivated vendors, ready to go, we highly recommend you view this property at your earliest convenience.



Entrance Hall

14'2 x 10'11 (4.32m x 3.33m)

Living Room

19'10 x 11'10 (6.05m x 3.61m)

Dining Room

13'10 x 11'11 (4.22m x 3.63m)

Kitchen

12'2 x 11'11 (3.71m x 3.63m)

Study

9'1 x 8'5 (2.77m x 2.57m)

Utility Room

9'1 x 7 (2.77m x 2.13m)

Conservatory

12'10 x 11'5 (3.91m x 3.48m)

Master Bedroom

15'11 x 11'1 (4.85m x 3.38m)

En-Suite

7'10 x 5'10 (2.39m x 1.78m)

Bedroom Two

11'10 x 9'10 (3.61m x 3.00m)

Bedroom Three

11'11 x 9'8 (3.63m x 2.95m)

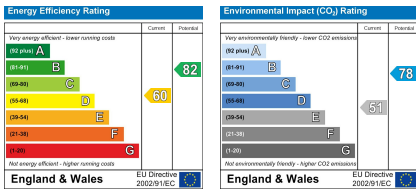
Bedroom Four

9'3 x 9 (2.82m x 2.74m)

Bathroom

9'3 x 5'10 (2.82m x 1.78m)



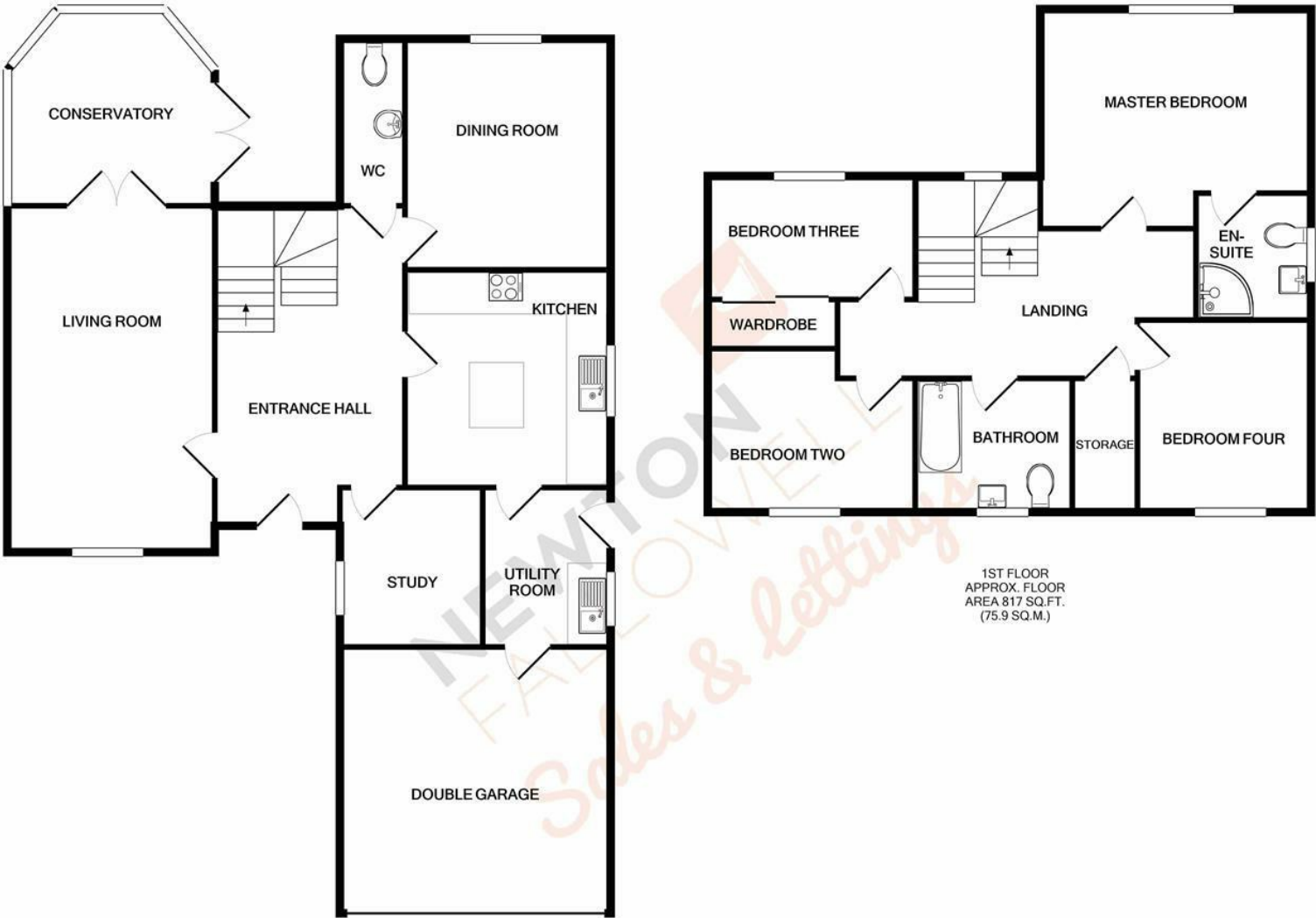


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GROUND FLOOR
APPROX. FLOOR
AREA 1274 SQ.FT.
(118.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 817 SQ.FT.
(75.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2091 SQ.FT. (194.3 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 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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