



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





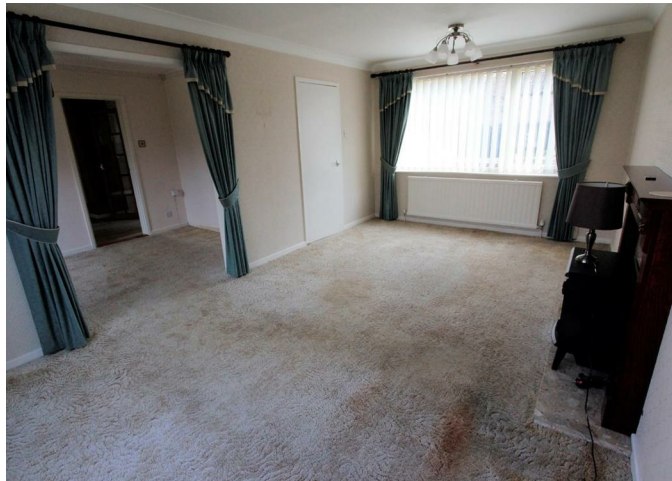
**Ostler Drive,  
Bourne, Lincolnshire, PE10 9QR  
Offers In Excess Of  
£325,000 Freehold**

**\*\*\*NO ONWARD CHAIN\*\*\***

Situated in a quiet area with easy access to the town center this impressive four-bedroom detached family home boasts an open kitchen diner, spacious living room, utility room, downstairs WC, two double bedrooms and a single bedroom upstairs, as well as a further double bedroom downstairs. The property also benefits from off-road parking, a double garage, and a well-maintained rear garden.

On entering the property, you are initially met by an entrance hall, containing multiple storage cupboards. There is immediate access to both the Kitchen-Diner and Lounge. There is also further access to the kitchen-Diner from the dining room. To the right of the kitchen diner you have a downstairs WC along with a Utility room and Fourth bedroom, both of which could be extremely flexible in their use. As you move upstairs you are greeted with two Large double bedrooms and a single bedroom to the front of the house. The upstairs landing offers further useful storage and access to the spacious family bathroom.

Outside the front of the property, there is two off-road parking spaces as well as a garage which is large enough to fit two cars length ways. To the rear the garden offers a lovely balance of patio and lawn.





**Kitchen-Diner**

24'03 x 9'07 (7.39m x 2.92m)

**Dining Room**

11'09 x 7'10 (3.58m x 2.39m)

**Living Room**

17'11 x 10'07 (5.46m x 3.23m)

**WC**

6'01 x 4'08 (1.85m x 1.42m)

**Utility Room**

15'03 x 9'04 (4.65m x 2.84m)

**Bedroom 4/ Office**

10'09 x 8'04 (3.28m x 2.54m)

**Bedroom 1**

42'7"29'6" x 32'9"16'4" (13'09 x 10'05)

**Bedroom 2**

13'03 x 9'10 (4.04m x 3.00m)

**Bedroom 3**

10'08 x 7'10 (3.25m x 2.39m)

**Family Bathroom**

7'09 x 5'05 (2.36m x 1.65m)





**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven District Council  
Council Tax Band: D

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

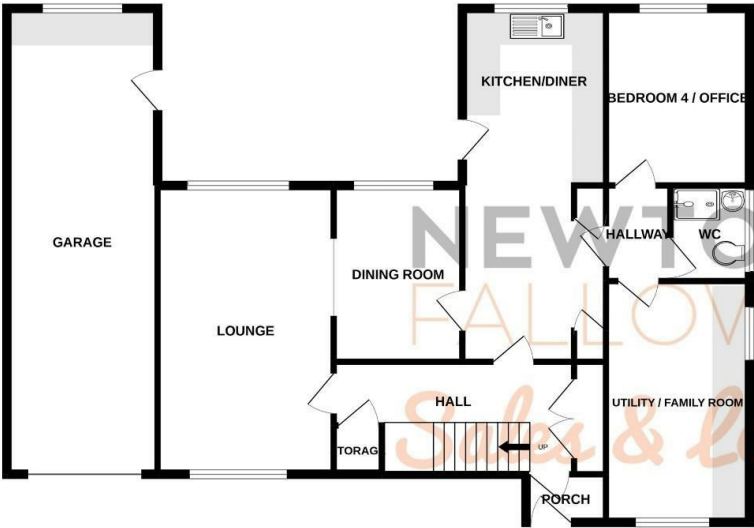
**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

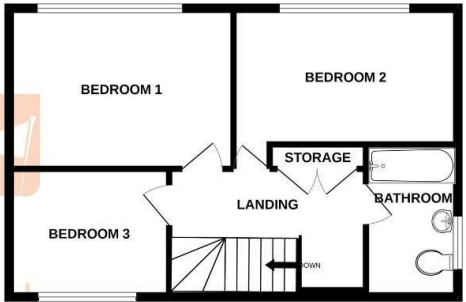
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



GROUND FLOOR  
1175 sq. ft. (109.2 sq.m.) approx.



1ST FLOOR  
503 sq. ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
EU Directive 2002/91/EC		