



Bourne Road, Thurlby

Bourne, Lincolnshire, PE10 0LQ

NEWTONFALLOWELL 

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Guide Price £425,000 Freehold

SOLD STC - MORE SIMILAR HOMES NEEDED FOR WAITING BUYERS 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)

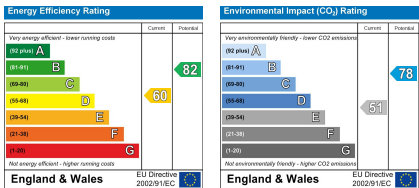
Bedroom Four

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

Bathroom

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



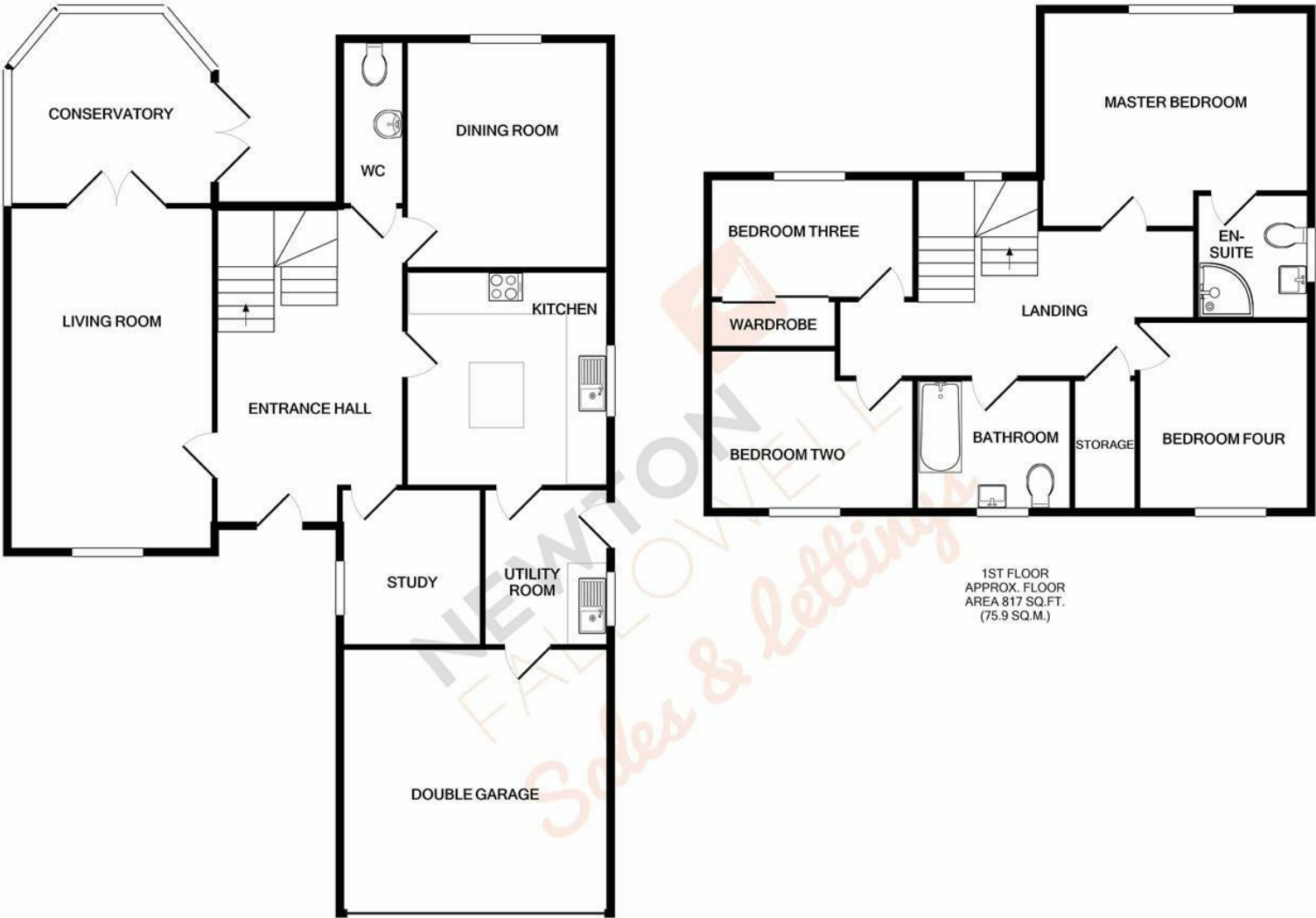


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GROUND FLOOR
APPROX. FLOOR
AREA 1274 SQ.FT.
(118.3 SQ.M.)

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

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

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