

Austerby, PE10 9JG
Bourne
Lincolnshire
£535,000

Hurfords



4



2



Awaiting



C

- Four Bedroom Detached Family Home
- Beautifully Presented & Extended
- Large Enclosed Rear Garden
- Ample Off-Road Parking
- Close to Bourne Grammar School
- Home Office Space/2 Wood Burning Stoves
- Single Garage
- Newly Fitted Upgraded Bolier (2 years old)/ Air Conditioning to Lounge

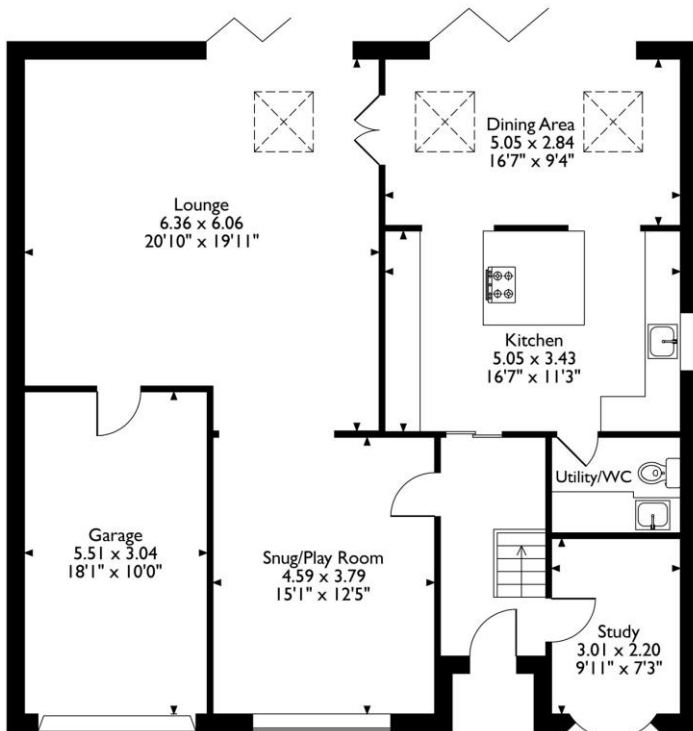
22b Austerby
Bourne
Lincolnshire
PE10 9JG

Hurfords is thrilled to present this stunning four-bedroom detached property, just a short stroll from the highly sought-after Bourne Grammar School and town centre. Meticulously extended, this home now features a spacious lounge complete with a charming woodburning stove and bifold doors that seamlessly blend indoor and outdoor living. The lounge also benefits from air-conditioning providing both heat and air conditioning on a warmer day. Families will adore the cozy snug/playroom to the front of the home from the living room and the front-facing home office, perfect for remote work and easily closed off for weekend relaxation. The kitchen is an entertainer's dream, boasting a modern design with distinct zones, including a light-filled dining area illuminated by roof lights. A second woodburning stove adds a touch of warmth for those cozy winter evenings, and more bifold doors open to the garden, creating a harmonious flow. Finished to an impeccable standard, the kitchen dazzles with top-tier Smeg appliances and elegant oak worktops, with its large amount of storage making it the heart of the home for both family gatherings and social soirées. The downstairs utility is equipped with WC, sink, space for washing machine machine and further storage. Upstairs, the property offers four beautifully appointed bedrooms. The master suite, located at the rear, enjoys the luxury of an ensuite shower room, while the three additional bedrooms share a well-equipped family bathroom featuring a bathtub with shower, pedestal basin, and WC. The front of the house is equally impressive with a large gravel driveway providing ample off-street parking for multiple vehicles. The garage has an electric door and internal access to the lounge. The recently landscaped rear garden is a private oasis, perfect for alfresco dining and summer lounging, fully enclosed and perfect for pets and children. In summary, this exceptional home is perfect for growing families, offering proximity to top-rated schools, local amenities, and the convenience of a short walk to town.

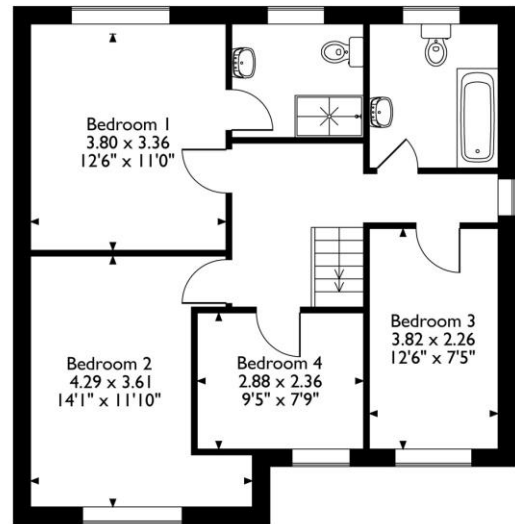
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22B Austerby, Bourne, Lincolnshire
 Approximate Gross Internal Area
 184 Sq M/1980 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

- Study 9'11" x 7'3"
- Utility/WC
- Kitchen 16'7" x 11'3"
- Dining Area 16'7" x 9'4"
- Lounge 20'10" x 19'11"
- Snug/Play Room 15'1" x 12'5"
- Garage 18'1" x 10'0"
- Bedroom One 12'6" x 11'0"
- Bedroom Two 14'1" x 11'10"
- Bedroom Three 12'6" x 7'5"
- Bedroom Four 9'5" x 7'9"

TENURE: FREEHOLD



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