



21 Dorchester Avenue, Bourne, PE10 9HX

 **NEWTON FALLOWELL**

5 2 3

Key Features

- Stunning Five Bedroom Detached Family Home
- Two Story Extension
- En-Suite to Master
- Driveway and Garage
- Open Plan Kitchen Diner
- Private Rear Enclosed Garden
- Cul-de-sac Location
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£475,000





Located within the heart of Bourne is this stunning detached property which has had a two story rear extension, offering five double bedrooms, two bathrooms and a large open plan living space which is extremely versatile and finished to a high standard throughout. This property also benefits from an extremely private rear garden.

A spacious entrance hall that provides access to all of the ground floor reception rooms, including a large living room to the front of the property which offers a built-in gas fireplace and dual aspect windows to the front of the property.



A standout feature of this property is large, open plan kitchen/diner which has been recently modernised to an exceedingly high standard, with a range of high-quality wall and floor kitchen cabinets under quartz work surface.

Additionally on the ground floor there is a stunning sitting and dining room space. With Velux windows offering natural light throughout the room. In addition, French double doors allow access to the rear garden.



The second floor has five double bedrooms with many of them offering built in wardrobes and the master bedroom benefitting from an En-Suite bathroom. The second floor boasts large amounts of storage, the first floor is completed by a three-piece modern bathroom benefitting from an electric shower situated over the bath.

This property offers ample parking out the front, plus the added benefit of a single integrated garage. Carrying on with the front of the property is a generous front garden which is mainly laid to lawn

which wraps around the side of the property. To the rear is an extremely private garden which has mature borders surrounding the outskirts, the back is mainly laid to lawn with an additional decking and patio area.

Kitchen/Dining Room 4.45m x 8.1m (14.6ft x 26.6ft)

Lounge 3.65m x 5.25m (12ft x 17.2ft)

Snug 3.8m x 3.75m (12.5ft x 12.3ft)

Sitting Room/Dining Room 3.83m x 5.5m (12.6ft x 18ft)

Utility Room 3.19m x 1.9m (10.5ft x 6.2ft)

Master Bedroom 3.6m x 3.81m (11.8ft x 12.5ft)

En-Suite 0.91m x 3.2m (3ft x 10.5ft)

Bedroom 2 3.65m x 3.45m (12ft x 11.3ft)

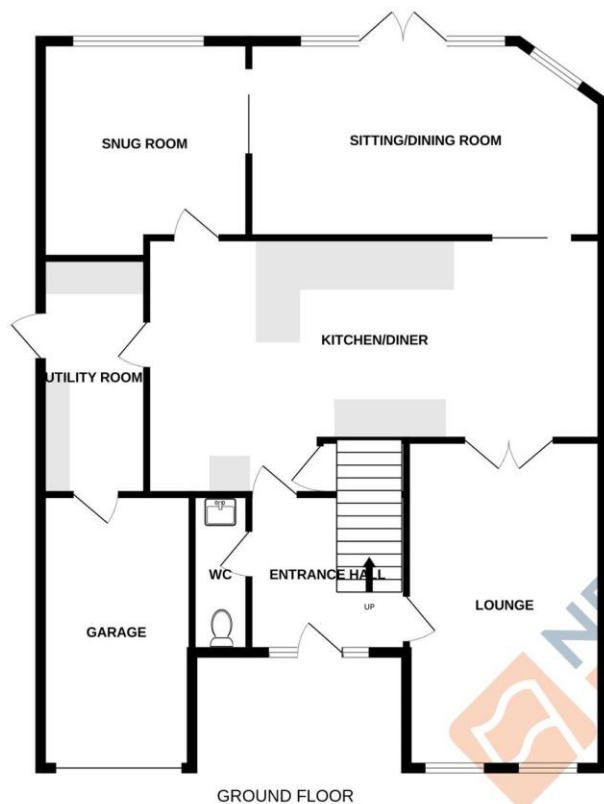
Bedroom 3 3.78m x 5.45m (12.4ft x 17.9ft)

Bedroom 4 3.62m x 3.62m (11.9ft x 11.9ft)

Bedroom 5 2.6m x 3.25m (8.5ft x 10.7ft)

Family Bathroom 2.75m x 1.68m (9ft x 5.5ft)

Garage 5.17m x 3.25m (17ft x 10.7ft)



COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

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 £300 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 £200 if you use their services.

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