



40 Spalding Road, Bourne, PE10 0AU

 **NEWTON FALLOWELL**

4 3 3

Key Features

- Stunning Four Bedroom Family Home
- Approximately a 1.9 Acre Plot
- Situated just outside Bourne
- Extensive Open Plan Kitchen Diner
- Master Bedroom with Walk-in Wardrobe and En-Suite Bathroom
- Inglenook Fireplace with Wood Burner
- Council Tax Band - C
- EPC Rating - TBC

£600,000





Newton Fallowell are delighted to offer this extraordinary family home sat on a generous 2 acre plot, situated on the outskirts of Bourne. Offering a combination of stunning downstairs living accommodation and four spacious bedrooms. This is a must view property!

As you enter the property you are greeted with a large entrance hall providing access to the downstairs accommodation, as well as a stairway to the first floor.

The ground floor comprises of an open plan kitchen dining room with a range of integrated appliances including a Range Master cooker. This space benefits from a separate utility room, pantry and WC.

A focal point of the downstairs living accommodation is the spacious lounge situated at the rear of the property. Benefitting from a inglenook fire place, log burner and French doors which lead to the outside patio area.

The ground floor is completed by a separate study/playroom and an additional separate dining room.

The first floor offers ample space for family and friends. At the top of the stairs is the recently modernised family bathroom. This property offers four double bedrooms with many of them offering built in storage, wardrobes and en-suite bathrooms.

The master bedroom comprises of dual aspect windows overlooking the property's stunning grounds. A large walk in wardrobe with a separate dressing area. It is completed with a modern and spacious three piece en-suite bathroom.

This large family home is situated on an approximate two acre plot which is an ideal opportunity for stables and horses. The entirety of the plot is fenced in and accessed via a secure gate. The garden is mainly laid to lawn with mature borders situated around the perimeter.

This property also offers a range of outside



entertainment facilities including an outside bar and large patio area. In addition to the outside bar this property also offers a range of out buildings including a block and rendered workshop and wooden garage both with power and lighting
The outside space is completed via a large gravelled driveway with the ability to park up to ten vehicles

Kitchen/Dining Room 4.51m x 5.40m (14'10" x 17'8")

Utility Room 2.18m x 4.31m (7'2" x 14'1")

WC 0.75m x 1.45m (2'6" x 4'10")

Lounge 4.64m x 4.81m (15'2" x 15'10")

Family Room 3.32m x 5.08m (10'11" x 16'8")

Study/Playroom 3.23m x 2.60m (10'7" x 8'6")

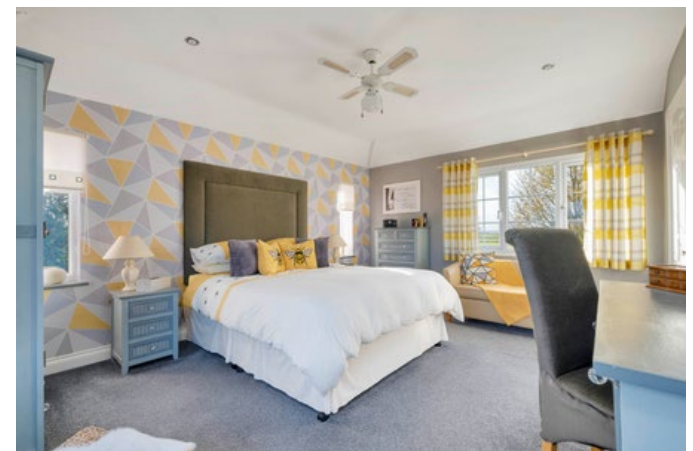
Master Bedroom 4.65m x 3.75m (15'4" x 12'4")

Bedroom Two 4.13m x 4.02m (13'6" x 13'2")

Bedroom Three 3.34m x 3.20m (11'0" x 10'6")

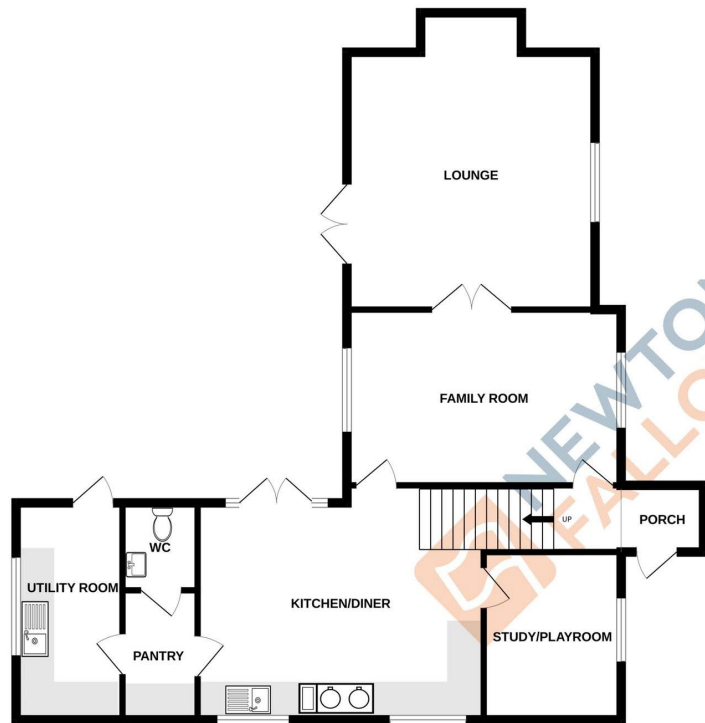
Bedroom Four 2.60m x 3.27m (8'6" x 10'8")

Family Bathroom 2.50m x 2.09m (8'2" x 6'11")





GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 1997 sq.ft. (185.5 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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COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

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.