



Darnes Close, Bourne

 **NEWTON FALLOWELL**

4 2 3

## Key Features

- Immaculately Presented Family Home
- Situated Down a Private Road
- Four Double Bedrooms
- Three Separate Reception Rooms
- Stunning Open Plan Kitchen Diner
- Town Centre Location
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£350,000





This stunning four bedroom detached family home is located in a small, exclusive development close to the centre of Bourne. With four double bedrooms bedrooms, en suite to the main bedroom. This property boasts ample downstairs space with three separate reception rooms. This property is completed with a large rear garden, off road parking and a single garage.

As you enter the property you are greeted with a large entrance hall providing access to the downstairs reception rooms. To the front of the property is a Dining Room/Play Room, offering a stunning bay window. A lounge is situated at the rear of the property, offering French doors leading outside to the patio area. The downstairs space also offers its own study area. The ground floor is completed with a stunning kitchen breakfast area, ideal for hosting friends and family.

The first floor offers, four double bedrooms with the main bedroom benefitting from its very own En-suite bathroom. The first floor is completed with a large modern family bathroom.

Outside, this property offers off road parking for multiple vehicles and a single garage. The private rear garden is mainly laid to lawn with a separate patio area.

Kitchen / Breakfast Room 2.59m x 6.42m (8'6" x 21'1")

Lounge 4.97m x 3.45m (16'4" x 11'4")

Study/Snug 3.09m x 2.24m (10'1" x 7'4")

Dining Room/Play Room 2.66m x 4.12m (8'8" x 13'6")

Utility Room 1.81m x 2.64m (5'11" x 8'8")

Downstairs WC 1.16m x 1.32m (3'10" x 4'4")

Bedroom One 4.39m x 2.68m (14'5" x 8'10")

En-Suite Bathroom 1.85m x 1.80m (6'1" x 5'11")

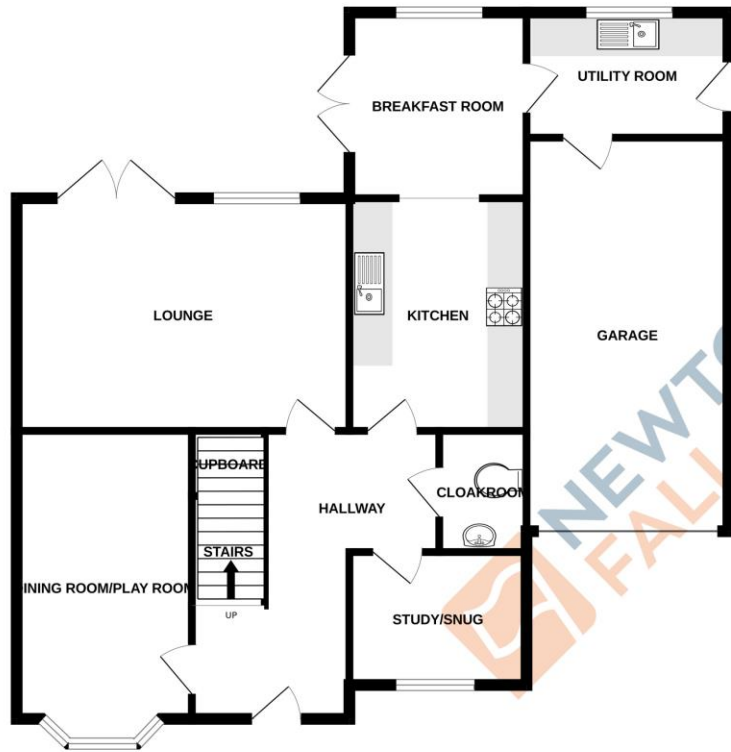
Bedroom Two 3.48m x 3.02m (11'5" x 9'11")

Bedroom Three 2.89m x 2.75m (9'6" x 9'0")

Bedroom Four 2.43m x 2.77m (8'0" x 9'1")

Family Bathroom 2.24m x 1.78m (7'4" x 5'10")

GROUND FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.3 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.  
Made with Metropix ©2024

**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.