



73 Northorpe, Bourne, PE10 0HH

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Extended detached family home
- Four well balanced double bedrooms
- Three reception rooms
- Open plan kitchen breakfast room
- Two bathrooms
- Generous private rear garden
- Ample off road parking
- Single garage and office
- EPC Rating Pending
- Freehold

£475,000





Spacious extended four-bedroom detached family home situated in the popular village of Northorpe. This lovely property boasts ample reception rooms, such as a large living room, study & dining room, also a modern open plan kitchen breakfast room, utility room, two bathrooms, four double bedrooms, single garage, office, ample off-road parking, and generous mature rear garden.

The property is arranged over two floors, entering via the spacious entrance hall which offers great flow downstairs connecting the living room, study, shower room and kitchen. The living room is flooded with natural light and is a generous 25ft in length with a cosy wood burner in the centre. The study offers a versatile living space, and the three-piece shower room is ideal for families. To the rear is the modern kitchen breakfast room with an array of units and a fantastic island in the centre, a separate dining room is located off the kitchen. Completing downstairs is the separate utility room and downstairs cloakroom. To the first floor, the landing connects four well balanced double bedrooms and the family modern three-piece bathroom.



Outside to the front a horseshoe gravel driveway offers ample off-road parking, accompanied by a mature border. A single garage with up and over door is located to the side and has a versatile office located to the rear of it which is ideal for anyone who works from home. The rear garden is fully enclosed, private, and mature featuring a patio seating area, decking and generous lawn with an array of shrubbery, flowers, and trees.



Entrance hall 6.12m x 1.87m (20'1" x 6'1")

Shower room 2.45m x 2.21m (8'0" x 7'4")

Living room 7.75m x 3.93m (25'5" x 12'11")

Dining room 5.16m x 2.71m (16'11" x 8'11")

Kitchen breakfast room 5.73m x 4.46m
(18'10" x 14'7")

Study 3.70m x 2.39m (12'1" x 7'10")

Utility room 5.30m x 1.74m (17'5" x 5'8")

Cloakroom 1.46m x 0.80m (4'10" x 2'7")

Landing 2.70m x 2.51m (8'11" x 8'2")

Bedroom one 4.51m x 3.96m (14'10" x 13'0")

Bedroom two 4.16m x 3.98m (13'7" x 13'1")

Bedroom three 3.51m x 3.05m (11'6" x 10'0")

Bedroom four 3.71m x 2.63m (12'2" x 8'7")

Bathroom 2.69m x 1.64m (8'10" x 5'5")

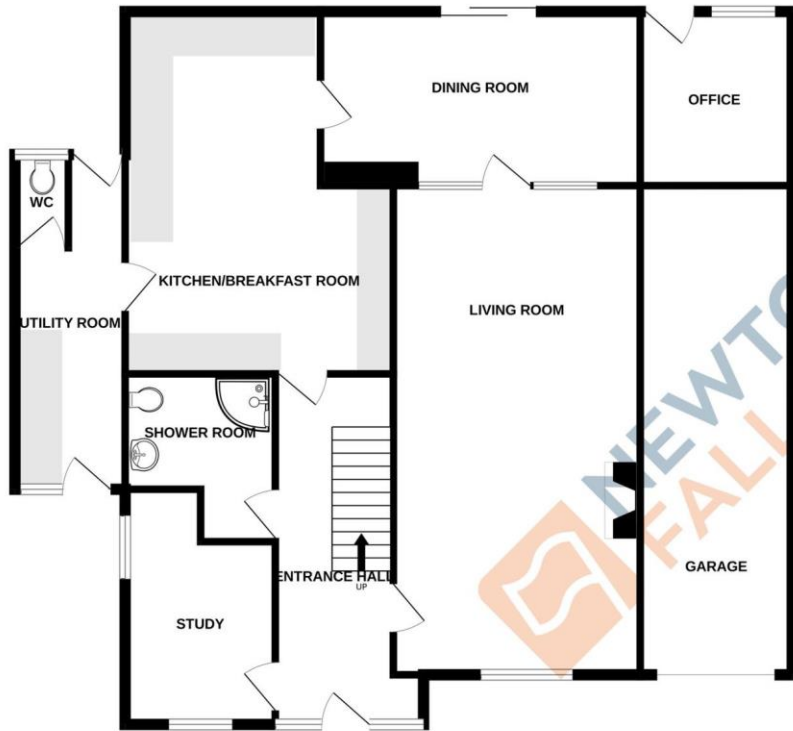
Office 2.71m x 2.49m (8'11" x 8'2")

Garage 7.63m x 2.49m (25'0" x 8'2")





GROUND FLOOR
1322 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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: E

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.

01778 422567

bourne@newtonfallowell.co.uk
2 North Street, Bourne, PE10 9EA