



2 Priory Close, Bourne, PE10 0EF

 **NEWTON FALLOWELL**



4 3 3

## Key Features

- Detached family home
- Four well balanced double bedrooms
- Three bathrooms & downstairs cloakroom
- Spacious living room
- Light and airy living room
- Kitchen dinner
- Separate utility room
- Ample off road parking & detached double garage
- EPC Rating - Pending

£1,650 PCM







**\*\*AVAILABLE NOW\*\*** Four-bedroom detached family home tucked away in a quiet cul de sac of quaint village of Thurlby. The property benefits from three spacious reception rooms, modern kitchen with utility room, three bathrooms with downstairs cloakroom, four well balanced double bedrooms, enclosed rear garden, ample off-road parking and detached double garage.

The property is arranged over two floors, entering via the porch which connects the entrance hall and downstairs two-piece cloakroom. The entrance hall is flooded with natural light thanks to the large decorative window and connects the kitchen and living room. The large living room boasts a lovely bow window, feature fireplace and double doors which enter the spacious family room offering ample living space. The kitchen has an array of modern units, a separate utility room and a dining room attached to the kitchen. To the first floor, the landing connects four well balanced double bedrooms, double built in storage cupboards and the family three-piece bathroom. Two of the bedrooms also feature their own three-piece en suite shower rooms.



Outside to the front an inset footpath leads to the front door accompanied by well-maintained gardens full of shrubbery and flowers. Gated access to the side of the property leads into the enclosed and private rear garden, mainly a large low maintenance patio seating area with shrubbery borders. To the side of the property is access to the gravel driveway and detached double garage with electric rollers doors.





Porch 1.43m x 1.15m (4'8" x 3'10")

Cloakroom 1.35m x 1.15m (4'5" x 3'10")

Entrance hall 3.42m x 2.98m (11'2" x 9'10")

Living room 5.65m x 3.44m (18'6" x 11'4")

Family room 3.55m x 2.51m (11'7" x 8'2")

Kitchen 3.55m x 2.51m (11'7" x 8'2")



Dining room 3.42m x 2.51m (11'2" x 8'2")

Utility room 2.51m x 1.95m (8'2" x 6'5")

Landing 3.09m x 2.97m (10'1" x 9'8")

Further landing 2.57m x 0.85m (8'5" x 2'10")

Bedroom one 4.22m x 3.63m (13'10" x 11'11")

Ensuite 1.89m x 1.77m (6'2" x 5'10")

Bedroom two 4.01m x 3.58m (13'2" x 11'8")

Ensuite 3.58m x 1.12m (11'8" x 3'8")

Bedroom three 4.33m x 2.58m (14'2" x 8'6")

Bedroom four 3.47m x 2.96m (11'5" x 9'8")

Bathroom 2.02m x 1.89m (6'7" x 6'2")

Double garage 6.10m x 5.31m (20'0" x 17'5")

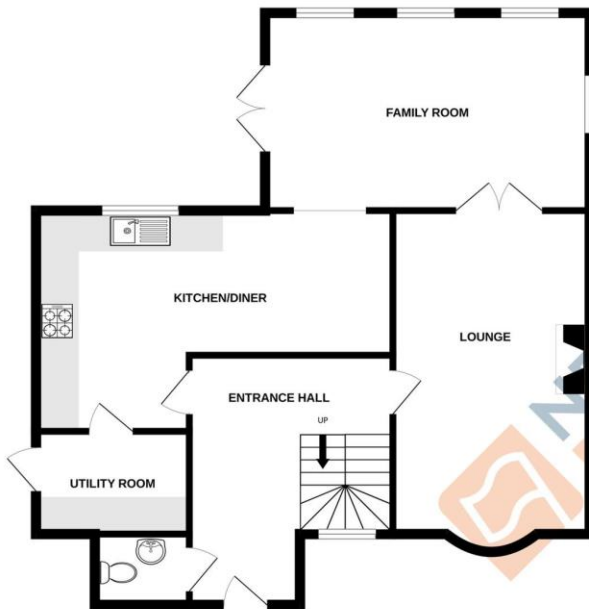




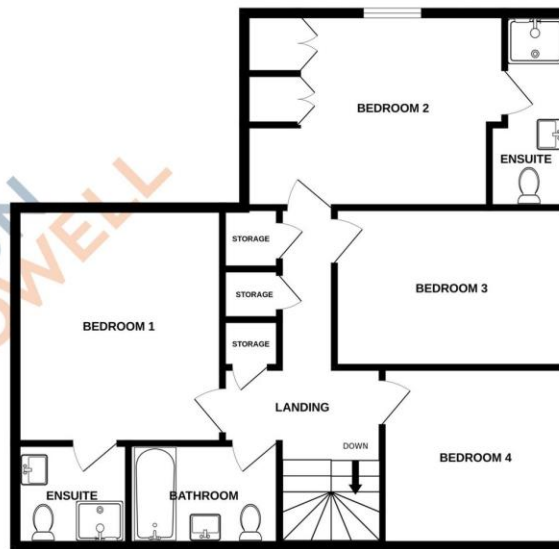




GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 1665 sq.ft. (154.7 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.