



Northorpe

 **NEWTON FALLOWELL**

4 2 3

## Key Features

- Stunning Family Home
- Highly Sought After Village Location
- Four Double Bedrooms
- Ample Off Road Parking and Single Garage
- Spacious Mature Rear Garden
- Versatile Living Accommodation
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£480,000





**\*Viewing Advised\***

Situated in the highly desirable village of Northorpe and in catchment for both Bourne Grammar and Bourne Academy schools, this ideal four-bedroom family home offers an abundance of downstairs accommodation plus four double bedrooms and a spacious mature rear garden.

As you enter the property, a large entrance hall provides access to all the downstairs reception rooms. The first door to the right offers a large lounge benefitting from a modern gas wood burner. Situated just off the lounge is a spacious heated garden room offering two sets of bi-fold doors opening onto the garden.

The property also offers a separate reception room, currently being used as an additional dining area which provides a great versatile living space. The downstairs is completed by a large kitchen breakfast room overlooking the rear garden. Leading off this is a separate utility room and a downstairs shower room with large, heated towel rail.

The first floor offers four generous double bedrooms and a modern three-piece family bathroom, again with a large, heated towel rail all leading from a light and airy landing.

The front of the property offers ample off-road parking for over 5 cars, plus a single garage which houses the boiler.

The property is completed with a large mature rear garden offering separate seating areas, lawn and substantial floral borders.

Entrance Hall 3.16m x 1.98m (10'5" x 6'6")

Lounge 6.35m x 3.63m (20'10" x 11'11")

Garden Room 3.51m x 3.14m (11'6" x 10'4")

Dining Room 3.18m x 3.10m (10'5" x 10'2")

Kitchen Breakfast Room 5.20m x 3.06m (17'1" x 10'0")

Utility Room 2.27m x 1.76m (7'5" x 5'10")

Shower Room 2.27m x 1.19m (7'5" x 3'9")

Bedroom One 3.68m x 3.27m (12'1" x 10'8")

Bedroom Two 3.27m x 3.21m (10'8" x 10'6")

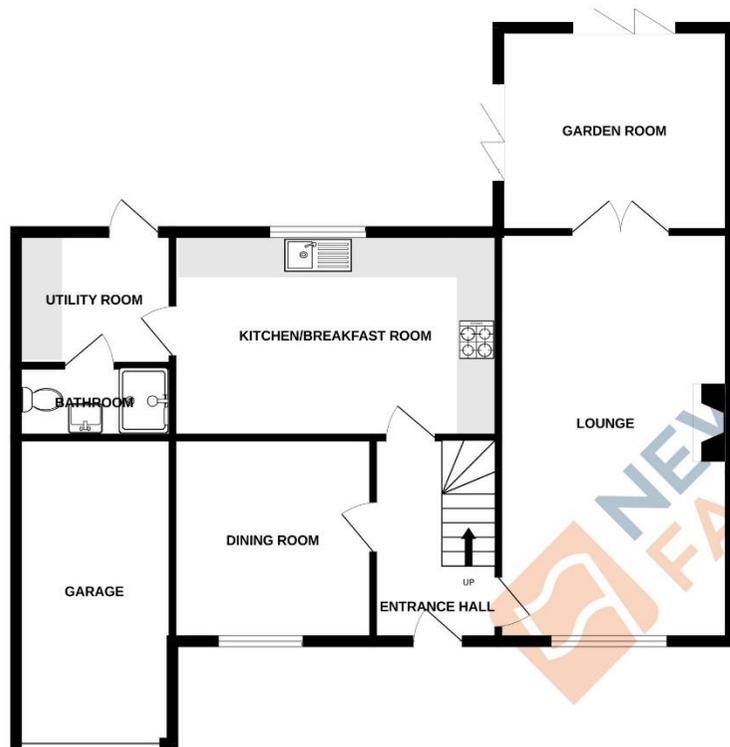
Bedroom Three 3.68m x 3.05m (12'1" x 10'0")

Bedroom Four 3.26m x 3.09m (10'8" x 10'1")

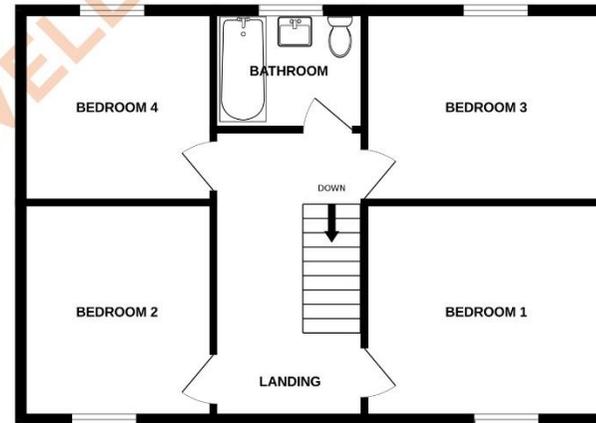
Family Bathroom 2.23m x 1.67m (7'4" x 5'6")



GROUND FLOOR  
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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: 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.