



Great Northern Gardens, Bourne

 **NEWTON FALLOWELL**

4 2 2

## Key Features

- Immaculately Presented Four Bedroom Family Home
- Overlooking Open Green
- Open Plan Kitchen / Dining Room
- Ample Off-Road Parking and Garage
- Stunning Landscaped South Facing Garden
- Ex-Show home Property
- Walking Distance to Bourne Grammar School
- Air-conditioning Fitted Throughout
- EPC Rating - C
- Freehold

Offers in excess of £350,000





Newton Fallowell are delighted to offer this ex-show home offering four double bedrooms, ample downstairs living accommodation, garage and parking plus overlooking an open green, this property is not to be missed!

As you enter the property you are greeted with an entrance hall providing access to the downstairs reception rooms and the first floor. The first door on the left leads into the open plan kitchen diner, this space is ideal for entertaining friends and family! The kitchen area offers a range of high-quality wall and floor units, a full-size dishwasher and a large gas hob. Going through the property there is a handy separate utility room and downstairs WC. The ground floor is completed with a substantial lounge/sunroom. This space offers excellent views both to the front and rear and a feature fireplace. There is air-conditioning throughout.

To the first floor a spacious landing connects four well-proportioned bedrooms, with the two main bedrooms benefitting from air-conditioning. The main bedroom also offers two sets of fitted wardrobes plus a modern en-suite bathroom. The first floor is completed with a large airing cupboard and a recently fitted family bathroom including a spa bath.

The front of the property looks out onto an open green leading towards the Red Hall and Bourne town centre. Ample off-road parking and a single garage is found to the left-hand side of the property. Gated access and an inset footpath leads to the front door. Coming to the rear garden, this space benefits from being south facing, it has multiple seating areas, mature borders and a nice lawn area.

Entrance Hall 1.89m x 1.52m (6'2" x 5'0")

Lounge / Sunroom 7.34m x 3.53m (24'1" x 11'7")

Dining Room 3.22m x 4.44m (10'7" x 14'7")

Kitchen 5.27m x 2.58m (17'4" x 8'6")

Utility Room 1.63m x 2.91m (5'4" x 9'6")

WC 1.08m x 1.64m (3'6" x 5'5")

Bedroom One 2.85m x 3.77m (9'5" x 12'5")

En-Suite Bathroom 2.01m x 2.10m (6'7" x 6'11")

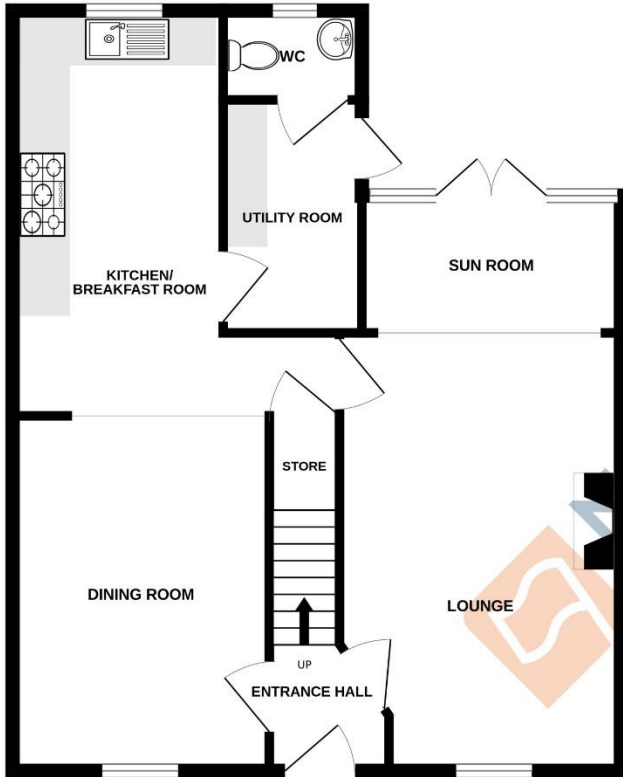
Bedroom Two 3.22m x 2.72m (10'7" x 8'11")

Bedroom Three 3.45m x 2.67m (11'4" x 8'10")

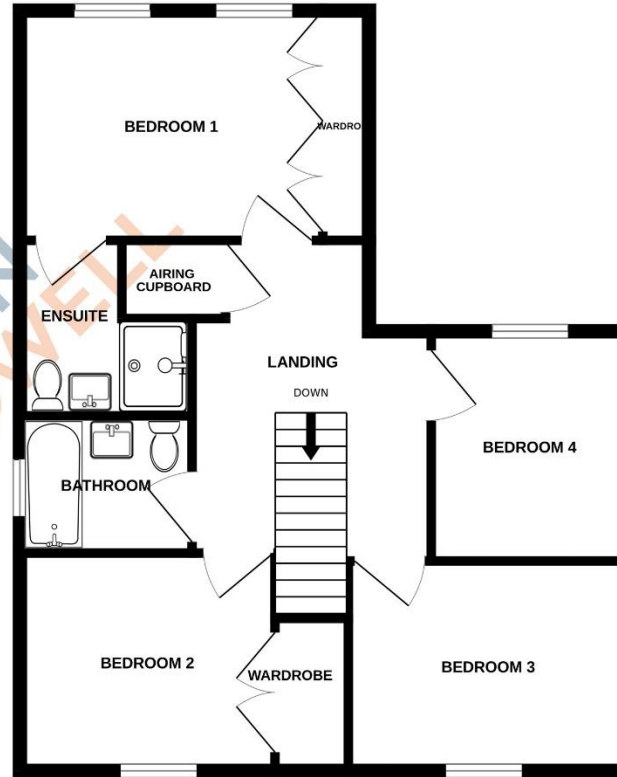
Bedroom Four 2.73m x 2.45m (9'0" x 8'0")

Family Bathroom 1.70m x 2.12m (5'7" x 7'0")

GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1572sq.ft. (146.0 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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.

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