



104 Northorpe, Thurlby, Bourne, PE10 0HZ

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Extended Detached Bungalow
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- Ideal Village Location
- Ample Off Road Parking and Single Garage
- Recently Fitted Shower Room
- Backing onto Open Fields
- EPC Rating D
- Freehold

OIRO £387,000





Newton Fallowell are proud to present this beautifully extended four-bedroom detached bungalow, offering spacious and versatile accommodation throughout. Perfectly positioned in a tranquil setting, this impressive home backs onto open fields, providing breath taking countryside views and a high degree of privacy.

Upon entering, you're welcomed by a generous entrance hall that leads to a spacious reception room and all four bedrooms. Positioned at the front of the home, the principal and second bedrooms both feature built-in wardrobes, while a stylish, recently fitted shower room with a large walk-in shower and a separate WC serve these rooms, aswell as the remaining two bedrooms which are thoughtfully located off the hallway, offering flexible space ideal for family living, guests, or a home office setup.

At the heart of the home, the expansive lounge enjoys views across the rear garden and features a charming fireplace, creating a cosy yet elegant living space. The modern kitchen-diner is fitted with high-quality wall and base units, integrated appliances, and plenty of room for family dining and entertaining.

The rear extension includes a delightful garden room with patio doors opening out to the rear garden, a separate utility room, and an additional WC offering both practicality and style.

Outside, the property continues to impress. A gravelled driveway provides ample off-road parking, with additional storage available in the rear garage, which features an electric door for added convenience.

The stunning south-facing rear garden has been beautifully landscaped with multiple patio seating areas, mature planted borders, and a separate vegetable patch, perfect for those who enjoy outdoor living. With open fields directly beyond the rear boundary, this garden offers not just space and privacy, but also uninterrupted views of the surrounding countryside.

This exceptional bungalow is a rare find offering modern living in a peaceful, semi-rural setting. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

Lounge 3.92m x 4.92m (12'11" x 16'1")

Kitchen 3.15m x 5.13m (10'4" x 16'10")

Garden Room 2.91m x 4.37m (9'6" x 14'4")

WC 2.69m x 1.15m (8'10" x 3'10")

Wc 2.1m x 0.71m (6'11" x 2'4")

Principal Bedroom 3.42m x 2.96m (11'2" x 9'8")

Bedroom Two 3.14m x 2.94m (10'4" x 9'7")

Bedroom Three 2.9m x 3.1m (9'6" x 10'2")

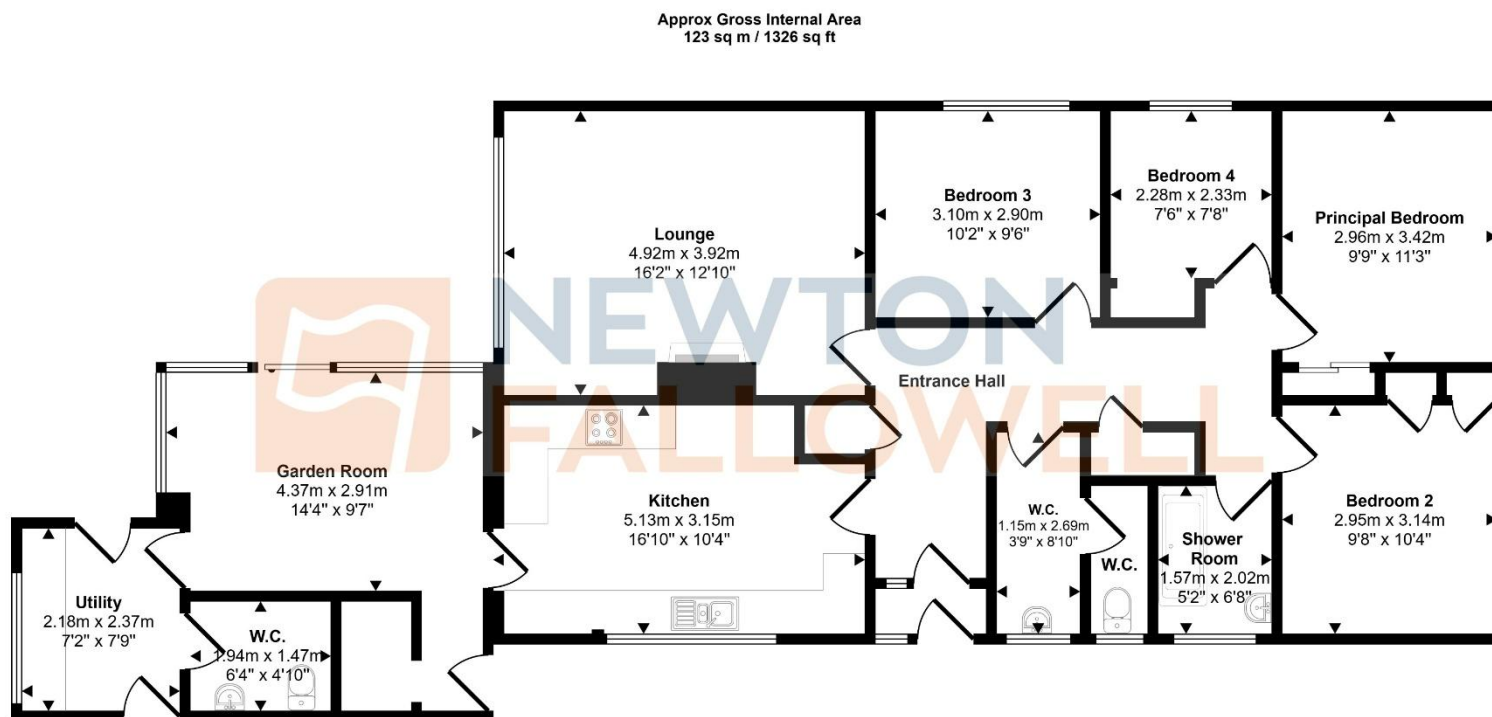
Bedroom Four 2.23m x 2.28m (7'4" x 7'6")

Shower Room 2.02m x 1.57m (6'7" x 5'2")

Utility Room 2.37m x 2.18m (7'10" x 7'2")

WC 1.47m x 1.94m (4'10" x 6'5")

Garage 6.75m x 2.62m (22'1" x 8'7")



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.



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