



Buttercup Drive, Bourne

 **NEWTON FALLOWELL**

5 3 3

Key Features

- Immaculately Presented Town House
- Single Storey Rear Extension
- Five Double Bedrooms
- Open Plan Living Accommodation
- Low Maintenance Rear Landscaped Garden
- Ample Off Road Parking and Double Detached Garage
- Council Tax Band - E
- EPC Rating - TBC
- Freehold

£400,000





Newton Fallowell are delighted to offer this extended five-bedroom detached property in the heart of Bourne. This property has been finished to an extremely high standard throughout. To appreciate what is on offer viewing is highly recommended.

As you enter the property you are greeted with a large entrance hall offering access to the downstairs reception rooms and under stairs storage. The first door on the right leads into a versatile reception room currently laid out as a home office, just off this room is a useful downstairs cloakroom. The opposite side of the property offers a large dual aspect living room which benefits from a recently fitted wood burner.

A standout feature of this property is a large, extended, open plan kitchen diner which has recently been modernised to an extremely high standard, with a range of high-quality wall and floor cabinets under Silverstone Quartz work surface. Additionally, the ground floor offers a substantial walk-in pantry situated just off the kitchen.

The first floor offers three double bedrooms with both the main bedroom and second bedroom both offering modern en-suite bathrooms and fitted wardrobes. The second floor offers a further two double bedrooms and a recently fitted modern family bathroom offering an oversized P shaped bath.

On approaching the front of the property, a substantial front garden offers mature borders and gated access leading to the front door via an inset footpath. Coming to the rear garden, this space has been professionally landscaped offering multiple patio and composite decking seating areas, mature borders and a large low maintenance artificial lawn. This property also boasts ample off-road parking and a large double garage which has a personal door leading into the rear garden.





Entrance Hall 1.84m x 3.22m (6'0" x 10'7")

Lounge 3.67m x 6.24m (12'0" x 20'6")

Dining Room 3.04m x 5.76m (10'0" x 18'11")

Kitchen 3.74m x 3.9m (12'4" x 12'10")

Home Office / Play Room 3.23m x 3.65m (10'7" x 12'0")



Walk-in Pantry 1.57m x 2.91m (5'2" x 9'6")

Bedroom One 3.67m x 4.93m (12'0" x 16'2")

En-Suite Bathroom 1.22m x 2.85m (4'0" x 9'5")

Bedroom Two 3.02m x 3.68m (9'11" x 12'1")

En-Suite Bathroom 1.22m x 2.83m (4'0" x 9'4")



Bedroom Three 2.43m x 3.68m (8'0" x 12'1")

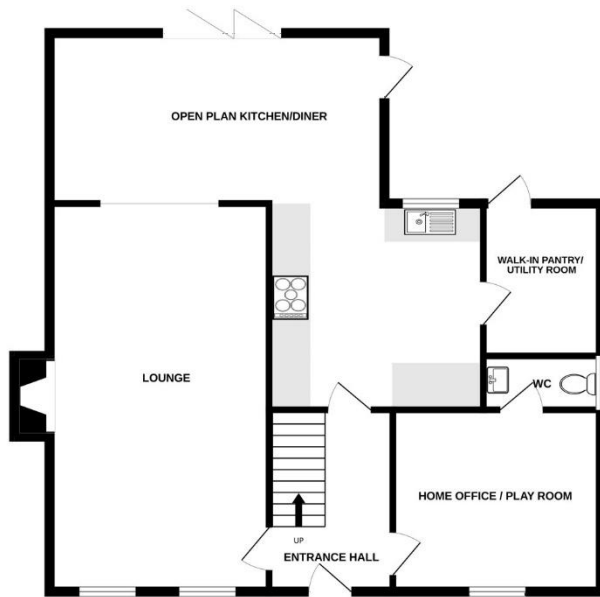
Bedroom Four 3.69m x 5.36m (12'1" x 17'7")

Bedroom Five 3.04m x 5.36m (10'0" x 17'7")

Family Bathroom 1.9m x 2.29m (6'2" x 7'6")







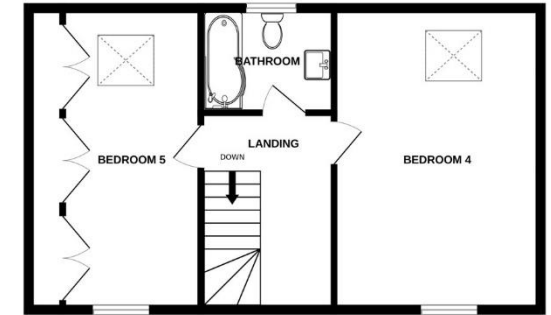
GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.

TOTAL FLOOR AREA : 2175 sq.ft. (202.1 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



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



2ND FLOOR
530 sq.ft. (49.3 sq.m.) approx.

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