



High Street, Pointon, Bourne

 **NEWTON FALLOWELL**

5 3 3

Key Features

- Immaculately Presented Four Bedroom Detached Family Home
- Multiple Downstairs Reception Rooms
- Ideal Village Location
- Four Piece En-Suite Bathroom
- Large Open Plan Kitchen Diner
- Ample Off Road Parking and Single Garage
- Council Tax Band - F
- EPC Rating C
- Freehold

£499,950





Newton Fallowell is pleased to present this highly exclusive and individual property, situated in the tranquil village of Pointon. This impressive residence boasts four spacious double bedrooms, three bathrooms, and three distinct reception rooms, all designed with high-quality finishes. One of the main highlights is the open-plan kitchen and dining area, perfect for modern living. We highly recommend viewing to fully appreciate everything this exceptional home has to offer.

Upon entering, a spacious hallway welcomes you, providing access to all the ground-floor reception rooms. The focal point of this space is a stunning oak staircase leading to the first floor. The property features a range of outstanding elements, including a characterful fireplace in the lounge, which also benefits from French doors that open to the outside. Just off the entrance hall is a versatile reception room, currently utilised as a large home office, but previously serving as a fifth bedroom. The kitchen/dining area is fully equipped with built-in appliances, including a double Nest electric oven, separate induction hob, fridge freezer, and a central island that houses a wine fridge and additional storage. Complementing the ground floor is a utility room with built in appliances; undercounter fridge, undercounter freezer, tumble drier, washing machine and a convenient downstairs WC. At the rear of the property, you'll find a cosy reception room currently used as a playroom/snug.



On the first floor, the four double bedrooms provide ample space, with the master bedroom featuring a modern four-piece en-suite bathroom. The first floor also includes a spacious family bathroom and multiple storage/airing cupboards.

The rear garden wraps around the property and is primarily laid to lawn, with a composite decking area ideal for entertaining guests. The property also offers extensive parking on a gated gravel driveway, a single garage, and a large storeroom.



Entrance Hall 4.28m x 3.41m (14'0" x 11'2")

Lounge 4.4m x 10.48m (14'5" x 34'5")

Open Plan Kitchen Diner 5.4m x 6.93m (17'8" x 22'8")

Home Office / Bedroom Five 3.72m x 3.21m (12'2" x 10'6")

Snug 4.17m x 2.9m (13'8" x 9'6")



Utility Room 3.12m x 2.55m (10'2" x 8'5")

Downstairs WC 1.47m x 0.91m (4'10" x 3'0")

Bedroom One 5.43m x 6.96m (17'10" x 22'10")

En-Suite Bathroom 2.6m x 4.38m (8'6" x 14'5")

Bedroom Two 5.02m x 4.43m (16'6" x 14'6")



Bedroom Three 4.45m x 3.88m (14'7" x 12'8")

Bedroom Four 4.13m x 2.9m (13'6" x 9'6")

Family Bathroom 3.52m x 3.21m (11'6" x 10'6")

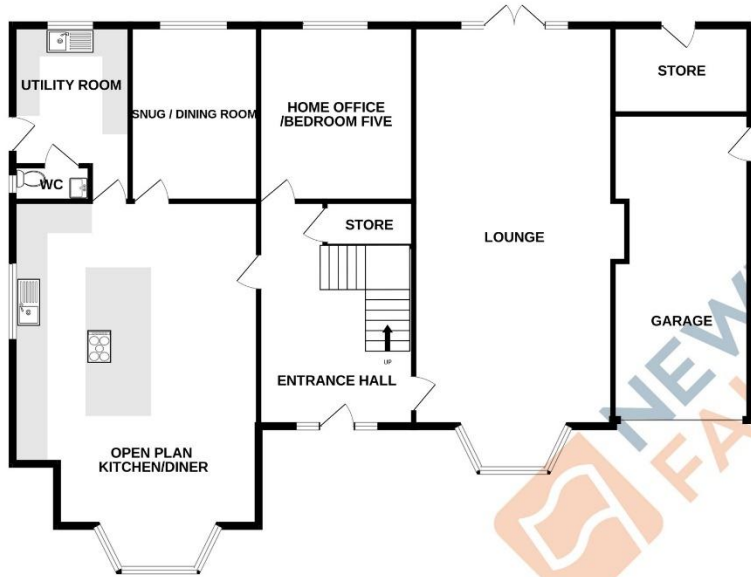
Outside Store 3.08m x 1.77m (10'1" x 5'10")

Single Garage 6.97m x 3.33m (22'11" x 10'11")





GROUND FLOOR
1783 sq.ft. (165.6 sq.m.) approx.



1ST FLOOR
1427 sq.ft. (132.5 sq.m.) approx.



TOTAL FLOOR AREA : 3209 sq.ft. (298.2 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		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:
Local Authority: South Kesteven
Council Tax Band: F

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.