



Great Northern Gardens, Bourne

 **NEWTON FALLOWELL**

4 3 3

Key Features

- NO ONWARD CHAIN
- Stunning Four Bedroom Family Home
- Multiple Downstairs Reception Rooms
- Walking Distance to Bourne Grammar School
- Ample Off Road Parking and Double Garage
- Open Plan Kitchen Diner
- Council Tax Band - E
- EPC Rating - TBC
- Freehold

Offers in excess of £375,000





NO ONWARD CHAIN Newton Fallowell is pleased to present this impeccably maintained four-bedroom family home, offering spacious ground floor living, an extensive wrap-around garden, a converted double garage, and ample off-road parking. Conveniently located within walking distance of Bourne town centre and local schools, this property is a must-see.

Upon entering, you are greeted by a generous porch, ideal for storage, which leads into a welcoming hallway with access to all ground floor reception rooms and the first floor via a central staircase. The first door opens into a recently redecorated living room with dual aspect windows, allowing for plenty of natural light. The hallway seamlessly connects to a home office, family room, and an open-plan kitchen diner, providing an ideal space for entertaining. The kitchen features high-quality integrated appliances, a central island, and a separate dining area, with a utility room completing the downstairs space.

Upstairs, the property boasts four well-proportioned double bedrooms, with the primary bedroom benefiting from fitted wardrobes and an en-suite bathroom. A modern three-piece family bathroom completes the first floor.



Externally, an inset footpath leads to the front entrance, with ample off-road parking and a double garage located to the side. The current owners have enhanced the property by converting part of the garage into a cinema room, perfect for family enjoyment, while still retaining storage space at the front. The rear garden is primarily laid to lawn with a separate patio area, ideal for outdoor relaxation.



Lounge 5.94m x 3.32m (19'6" x 10'11")

Kitchen 3.45m x 3.66m (11'4" x 12'0")

Utility Room 2.25m x 2.25m (7'5" x 7'5")

Garden Room 5.85m x 2.75m (19'2" x 9'0")

Dining Room 3.05m x 3.38m (10'0" x 11'1")



Downstairs WC 1.41m x 1.46m (4'7" x 4'10")

Lobby 1.46m x 1.31m (4'10" x 4'4")

Bedroom One 3.44m x 3.85m (11'4" x 12'7")

En-Suite 2.33m x 2.02m (7'7" x 6'7")



Bedroom Two 3.69m x 3.46m (12'1" x 11'5")

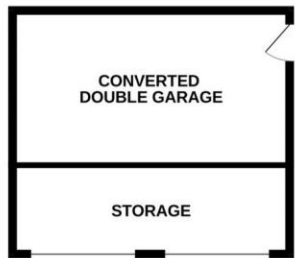
Bedroom Three 3.58m x 3.01m (11'8" x 9'11")

Bedroom Four 2.33m x 3.01m (7'7" x 9'11")

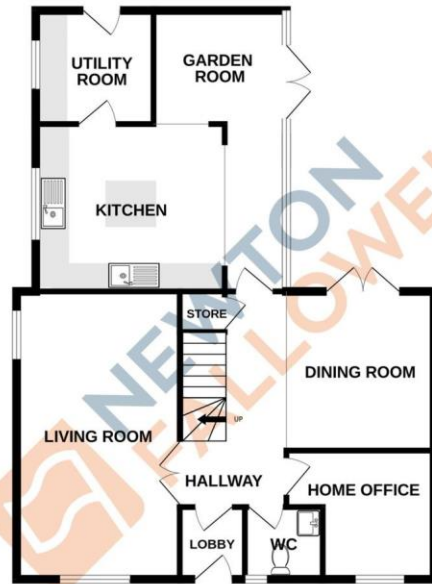
Family Bathroom 2.55m x 2.04m (8'5" x 6'8")



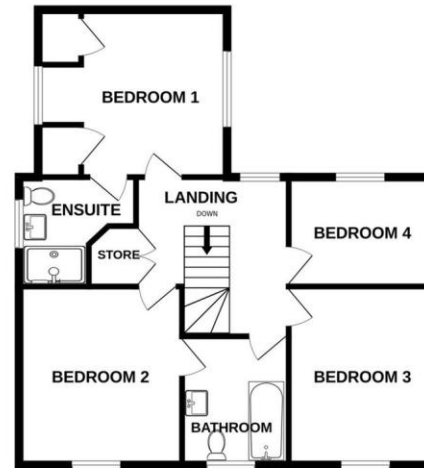




GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.8 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: 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.

01778 422567

bourne@newtonfallowell.co.uk
2 North Street, Bourne, PE10 9EA