



Northorpe

 **NEWTON FALLOWELL**

 4  2  3

Key Features

- Stunning Family Home
- Highly Sought After Village Location
- Four Double Bedrooms
- Ample Off Road Parking and Single Garage
- Spacious Mature Rear Garden
- Versatile Living Accommodation
- Council Tax Band - D
- EPC Rating - D
- Freehold

£435,000





Situated in the highly desirable village of Northorpe, this ideal four-bedroom family home is perfect for growing families, offering catchment for both Bourne Grammar School and Bourne Academy schools. With a prime location, the property is just a 2-minute walk to the bus stop for school transport, adding convenience for busy mornings.

As you approach, you'll notice the impressive frontage with a large driveway capable of accommodating 5+ cars, along with a beautifully landscaped front garden.

Upon entering the property, a spacious and welcoming entrance hall leads to the well-appointed reception rooms. To the right, a generous lounge features a modern gas wood burner, creating a cozy family space. Adjacent to the lounge, the heated garden room offers year-round usability, with two sets of bi-fold doors opening into the rear garden.

The property also benefits from a separate reception room, currently utilized as an additional dining area, providing versatile living options. The heart of the home is the large kitchen breakfast room, which overlooks the mature rear garden. This is complemented by a practical utility room and a downstairs shower room with a large, heated towel rail.

Upstairs, the first floor comprises four spacious double bedrooms, each filled with natural light, and a contemporary three-piece family bathroom, also featuring a large, heated towel rail.

The rear garden is equally impressive, offering mature landscaping, multiple seating areas, a well-maintained lawn, and vibrant floral borders, perfect for entertaining or relaxing.

Completing this home is a single garage housing the boiler and additional storage space.

This property seamlessly combines comfort, space, and practicality, making it a fantastic choice for families seeking access to excellent schools and a village lifestyle.

Entrance Hall 3.16m x 1.98m (10'5" x 6'6")

Lounge 6.35m x 3.63m (20'10" x 11'11")

Garden Room 3.51m x 3.14m (11'6" x 10'4")

Dining Room 3.18m x 3.10m (10'5" x 10'2")

Kitchen Breakfast Room 5.20m x 3.06m (17'1" x 10'0")

Utility Room 2.27m x 1.76m (7'5" x 5'10")

Shower Room 2.27m x 1.19m (7'5" x 3'9")

Bedroom One 3.68m x 3.27m (12'1" x 10'8")

Bedroom Two 3.27m x 3.21m (10'8" x 10'6")

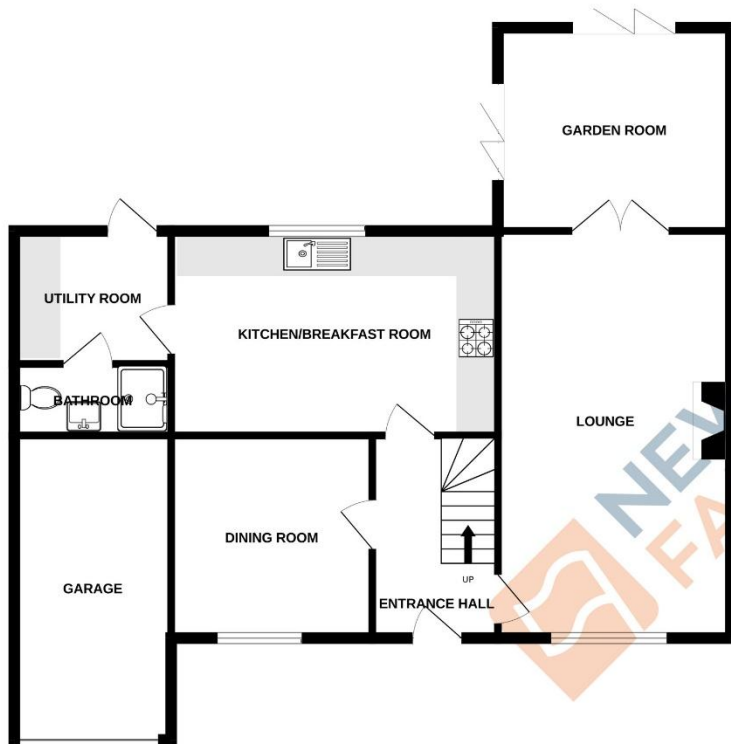
Bedroom Three 3.68m x 3.05m (12'1" x 10'0")

Bedroom Four 3.26m x 3.09m (10'8" x 10'1")

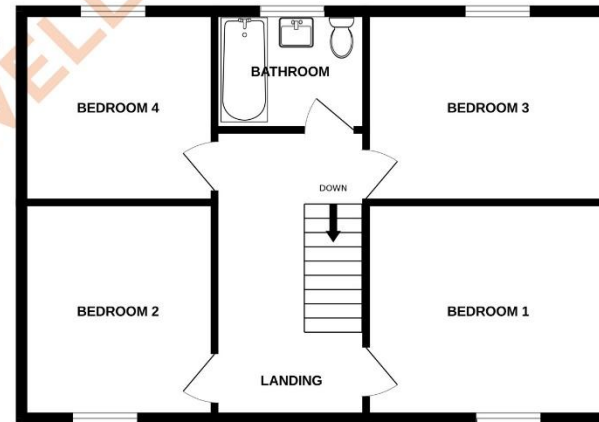
Family Bathroom 2.23m x 1.67m (7'4" x 5'6")



GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

COUNCIL TAX INFORMATION:

Local Authority:
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.