



14 Butterfield Gardens, Bourne, PE10 2BH

 **NEWTON FALLOWELL**

 4  2  1

Key Features

- Stunning detached home
- Landscaped rear garden
- Two bathrooms and downstairs cloakroom
- Spacious living room
- Modern kitchen diner
- Separate utility room
- Driveway and single garage
- EPC rating - B
- Freehold

£349,950





Stunning four bedroom detached family home tucked away on a quiet cul de sac of the popular town of Bourne. This lovely home benefits from a spacious living room, modern kitchen diner, utility room, two bathrooms, downstairs cloakroom, four well balanced bedrooms, landscaped rear garden, driveway and single garage.

The property is arranged over two floors, entering via the entrance hall with amitco flooring and stairs leading to the first floor, with a handy storage cupboard underneath. To one side of the entrance hall is the light and airy living room and an abundance of space. To the rear of the property is the open plan kitchen diner with a wealth of units, integrated appliances and French doors which open out onto the garden. Completing downstairs is the utility room with access to the cloakroom as well. To the first floor, the landing connects four well balanced bedrooms and the family three-piece bathroom. The main bedroom also benefits from a three-piece en suite shower room.



Outside to the front a driveway offers off road parking and access to the single integral garage, accompanied by a landscaped low maintenance garden with artificial lawn and mature border. Gated access to the side of the property leads into the enclosed rear garden with sandstone patio and a generous artificial lawn area.



Entrance hall 3.69m x 1.86m (12'1" x 6'1")

Living room 4.82m x 3.31m (15'10" x 10'11")

Kitchen diner 5.24m x 3.11m (17'2" x 10'2")

Utility room 1.7m x 1.59m (5'7" x 5'2")

Cloakroom 1.59m x 0.97m (5'2" x 3'2")



Landing 3.11m x 1.96m (10'2" x 6'5")

Bedroom one 4.19m x 4.05m (13'8" x 13'4")

En-suite 2.01m x 1.64m (6'7" x 5'5")

Bedroom two 3.76m x 2.76m (12'4" x 9'1")

Bedroom three 3.11m x 2.88m (10'2" x 9'5")

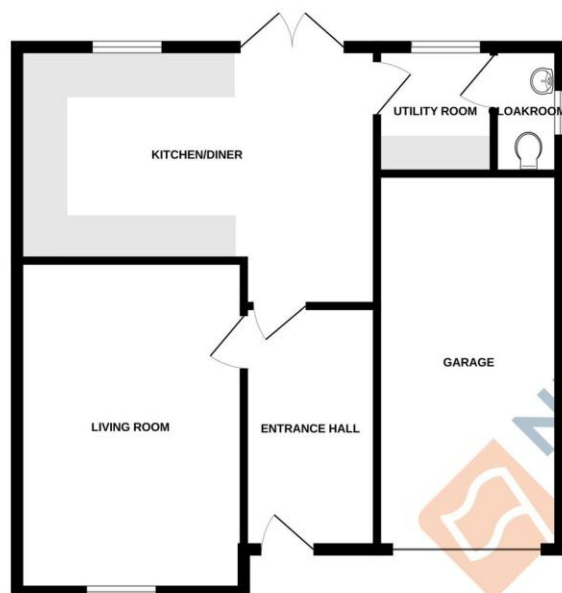
Bedroom four 3.49m x 3.15m (11'6" x 10'4")

Bathroom 2.03m x 1.88m (6'8" x 6'2")

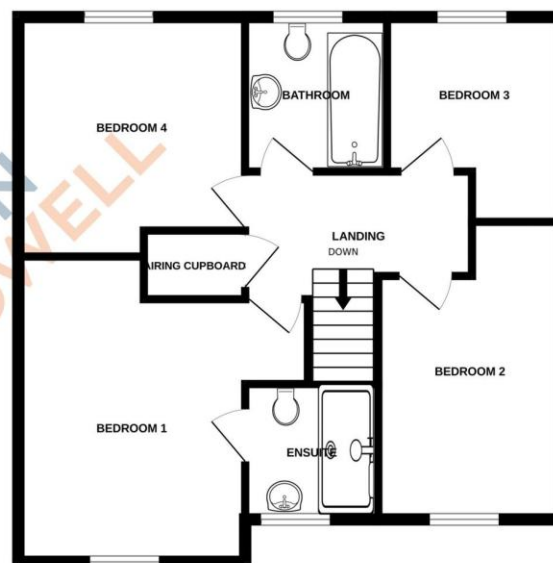




GROUND FLOOR



1ST FLOOR



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 ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.