



12 Butterfield Gardens, Bourne, PE10 2BH

 **NEWTON FALLOWELL**

 4  2  1

Key Features

- Spacious Detached Home
- Large Living Room
- Modern Kitchen Diner
- Separate Utility Room
- Two Bathrooms & Downstairs Cloakroom
- Four Well Balanced Bedrooms
- Single Garage & Driveway
- EPC Rating B
- Freehold

£349,950





NO ONWARD CHAIN

Beautifully presented four-bedroom detached home located in a peaceful cul-de-sac within the sought-after market town of Bourne. This spacious and stylish property offers comfortable family living with a generous lounge, contemporary kitchen diner, utility room, cloakroom, two bathrooms, four well-proportioned bedrooms, private rear garden, driveway, and integral single garage.

The accommodation is set across two floors, beginning with an inviting entrance hall which offers great flow downstairs. To the front of the home is a bright and expansive living room, ideal for relaxing or entertaining. Towards the rear, the modern open-plan kitchen diner boasts ample unit space, integrated appliances, and French doors that seamlessly connect the indoors to the garden. Just off the kitchen, you'll find a convenient utility room and access to the downstairs WC.

Upstairs, a central landing links four good-sized bedrooms and a stylish family bathroom. The primary bedroom enjoys the added luxury of its own en suite shower room.

Externally, the property benefits from a driveway providing off-street parking and access to the single garage. The front garden is attractively landscaped with easy-care planting. Gated side access leads to the enclosed rear garden, which features a spacious patio seating area and a well-maintained lawn—perfect for outdoor entertaining.





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")

Agent Note

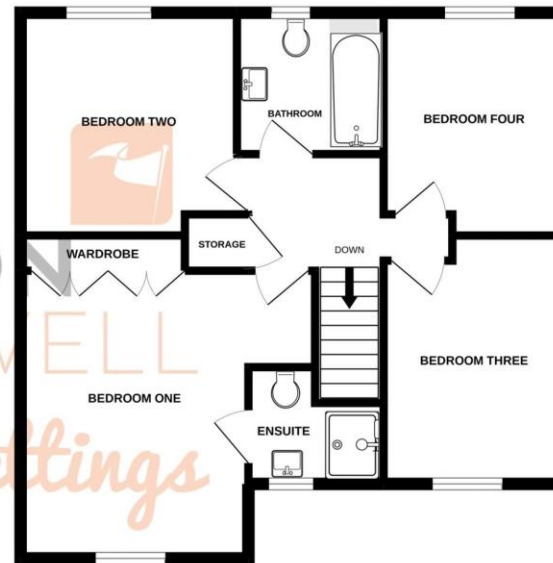
The photos used for the advertisement are the original photos when the property was new, the property has been lived in since.



GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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		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.