



6 Home Close, Bourne, PE10 9BE

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Utility Room + Downstairs W.C.
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Popular Location
- EPC Rating C
- Freehold

£370,000





Located within a quiet cul-de-sac close to Bourne town centre stands this four-bedroom detached family home that has been extended and updated by the current owners. The accommodation briefly comprises of an entrance hall, living room, dining room, family room, kitchen, downstairs W.C., 3 double bedrooms and 1 single with a four-piece family bathroom and a useful second family bathroom.

Entering via the front door leads into the entrance hall where stairs flow to the first floor and a door grants access to the family room that features a bay window to the front aspect. This leads into a well-equipped kitchen with wooden worktops, a breakfast bar, ample unit space including wall-mounted cupboards, a built-in dishwasher, space for a range style cooker, space for an American-style fridge freezer and a window to the rear aspect. To the rear of the kitchen is the dining room, part of a single-storey extension, with French doors opening to the garden. To the right of the kitchen is a spacious utility room with units and space for a washer and dryer. This leads to a second reception room at the front, currently used as a snug, and a modern downstairs WC.

Upstairs, the property offers three double bedrooms, and a single bedroom currently used as a home office. There is a large four-piece family bathroom with walk-in shower, double ended slipper bath and his and hers sinks, along with a second family bathroom for added convenience.

Outside, there is a private, low-maintenance rear garden with lawn, patio, and storage sheds. One of which including a shed workshop with power. The garden is majority laid with rubber chipping for a kids play area however this can easily be removed if the new owners preferred lawn. The front includes an EV Charger, off-road parking for two vehicles and a small lawn enclosed by a low brick wall.





Entrance Hall 1.39m x 1.21m (4'7" x 4'0")

Living Room 2.64m x 4.56m (8'8" x 15'0")

Family Room 4.25m x 4.88m (13'11" x 16'0")

Kitchen 6.42m x 3.37m (21'1" x 11'1")



Dining Room 2.51m x 3.34m (8'2" x 11'0")

Utility Room 2.64m x 3.09m (8'8" x 10'1")

Downstairs W.C. 1.55m x 1.29m (5'1" x 4'2")

Bedroom One 2.94m x 3.82m (9'7" x 12'6")

Bedroom Two 2.94m x 4.1m (9'7" x 13'6")

Bedroom Three 2.64m x 4m (8'8" x 13'1")

Bedroom Four 2.4m x 3.39m (7'11" x 11'1")

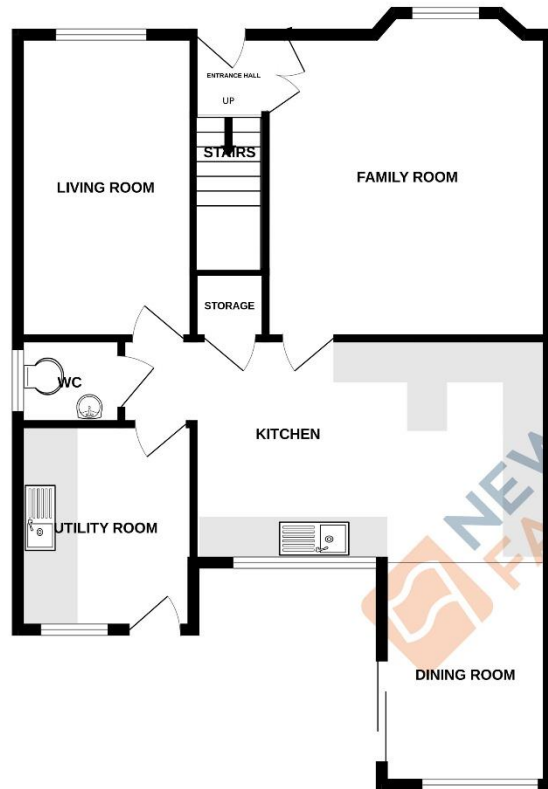
Family Bathroom 2.96m x 3.39m (9'8" x 11'1")

Bathroom 2.07m x 1.71m (6'10" x 5'7")





GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



HOME CLOSE, BOURNE PE10 9BE

TOTAL FLOOR AREA: 1486 sq.ft. (138.1 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		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: C

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