



70 Willoughby Road, Bourne, PE10 9JR

 **NEWTON FALLOWELL**



4 3 4

## Key Features

- HIGHLY-IMPRESSIVE Four Bedroom Detached Family Home
- FOUR Reception Rooms
- Four DOUBLE Bedrooms
- DOUBLE GARAGE & Ample Off-Road Parking
- Annexe
- En-Suite To The Main Bedroom
- SOUTH-FACING Rear Garden
- EPC Rating = C
- Freehold

Guide price £600,000







Tucked away on a peaceful road in Bourne, this beautifully presented four-bedroom detached family home offers an exceptional blend of space, character, and modern convenience. With four versatile reception rooms, an open-plan kitchen/diner, en-suite to the main bedroom, a south-facing garden, and ample parking including an integral double garage, this property is perfectly suited to growing families or multi-generational living.

The ground floor features a stunning open-plan kitchen/living/dining area, fitted with solid wood worktops, a range cooker, integrated dishwasher, central island, and a gas fireplace. French doors open onto the private south-facing rear garden. Complementing the kitchen are several additional reception rooms, including a spacious living room, a garden room with French doors and a feature cast-iron fireplace, a formal dining room, a separate family room, a dedicated home office, and a utility room. A downstairs WC and internal access to the double garage complete the ground floor, which also benefits from underfloor heating throughout.

One of the standout features of the home is a private rear hallway with its own external entrance, leading to a separate staircase and a double bedroom with en-suite—ideal for use as a self-contained annexe, guest suite, or independent space for an older child.

Upstairs, the main landing gives access to three further double bedrooms, each with charming exposed wooden ceiling beams, as well as a modern four-piece family bathroom. The principal bedroom is served by its own contemporary en-suite, and built-in storage is provided throughout the home.

Externally, a generous gravelled driveway provides off-road parking for multiple vehicles. Gated side access leads to the landscaped rear garden, designed for low-maintenance living with a combination of artificial lawn and premium Indian stone paving. Two large storage sheds offer additional outdoor practicality. The property has also recently been upgraded with new UPVC gable ends, complementing the attractive clay-tiled roof.

This impressive home offers a rare combination of space, flexibility, and quality finish in a highly sought-after location. Early viewing is strongly recommended.





Entrance Hall 9.38m x 3.23m (30'10" x 10'7")

Living Room 5.89m x 4.24m (19'4" x 13'11")

Garden Room 5.03m x 4.24m (16'6" x 13'11")

Kitchen Diner 5.87m x 3.76m (19'4" x 12'4")

Sitting Room 4.22m x 3.56m (13'10" x 11'8")

Dining Room 5.87m x 4.24m (19'4" x 13'11")



Utility Room 2.87m x 2.16m (9'5" x 7'1")

Downstairs W/C 1.83m x 0.97m (6'0" x 3'2")

Office 5.26m x 3.61m (17'4" x 11'10")

Double Garage 5.56m x 4.95m (18'2" x 16'2")

Bedroom One 4.24m x 3.73m (13'11" x 12'2")



En-Suite 1.8m x 1.63m (5'11" x 5'4")

Bedroom Two 4.17m x 3.68m (13'8" x 12'1")

Bedroom Three 3.76m x 3.73m (12'4" x 12'2")

Bathroom 3.56m x 1.75m (11'8" x 5'8")

Bedroom Four 3.68m x 3.51m (12'1" x 11'6")

En-Suite 1.7m x 1.63m (5'7" x 5'4")









## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		

### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven  
Council Tax Band: F

### 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.

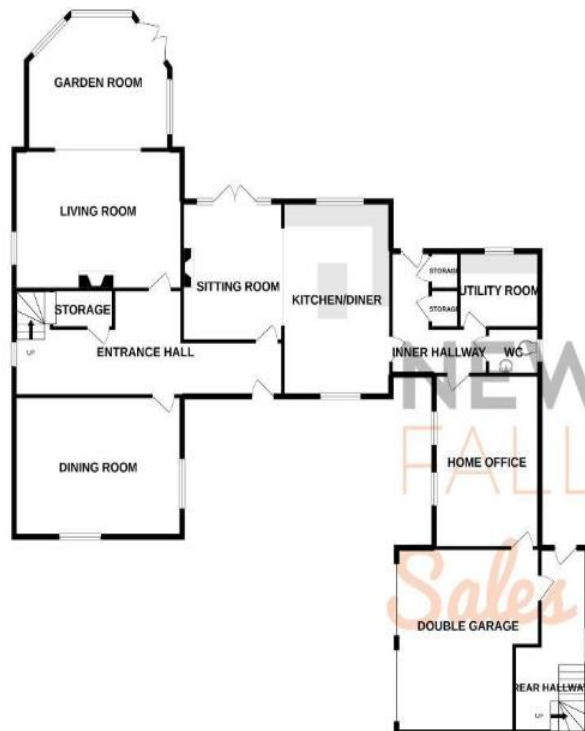
### ANTI-MONEY LAUNDERING REGULATIONS:

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.

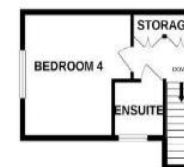
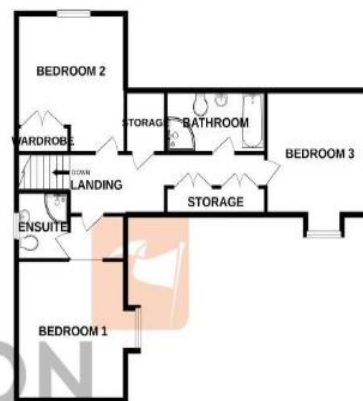
### REFERRAL FEES:

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.

GROUND FLOOR  
2200 sq.ft. (204.4 sq.m.) approx.



1ST FLOOR  
1105 sq.ft. (102.7 sq.m.) approx.



TOTAL FLOOR AREA : 3305 sq.ft. (307.1 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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