



 **NEWTON
FALLOWELL**

24a High Street, Pointon, Bourne, NG34 0LX

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4 3 3

Key Features

- Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Downstairs W.C
- 1 Acre plot STS
- Driveway Providing Off Road Parking
- Double Garage
- Potential To Extend (STP) – subject to planning
- Potting Shed
- EPC Rating D

Guide price £425,000





Positioned in a desirable non-estate village location and offered with no onward chain, this detached four-bedroom home sits on a generous 1-acre plot (subject to survey) in the peaceful village of Pointon. Offering over 2,000 sq. ft. of flexible accommodation, the property boasts four double bedrooms, three reception rooms, a double garage, with extensive driveway parking.

The home is approached via a large gravel driveway with space for multiple vehicles, alongside a well-maintained front garden with lawned areas, mature borders, and a central footpath leading to the front door.

Upon entering, you're welcomed by a spacious entrance hall with Karndean LV flooring, giving access to the dining room, kitchen, and lounge. The dining room, located to the left, features large front-aspect windows and matching Karndean flooring. Opposite, the lounge is laid to carpet and includes a bay window, ornate fireplace feature, and bi-folding doors leading into the conservatory—a versatile third reception space with French doors opening out to the rear garden. The kitchen has been tastefully updated and is fitted with a built-in ovens, induction hob, extractor fan, and a generous amount of worktop space. A range of wall and base units offer ample storage, with room for an American-style fridge freezer. A secondary hallway off the kitchen leads to a utility room, downstairs W/C, pantry and internal access to the double garage. The utility includes an inset sink and half, mixer tap, and space for freestanding appliances. The W/C is mainly tiled and includes a toilet, wash basin, and heated towel rail.



Upstairs, a generous landing connects four double bedrooms, a spacious airing cupboard, and a family bathroom. The principal bedroom enjoys its own en-suite wet room, while bedrooms three and four feature built-in wardrobes. The family bathroom is mainly tiled and comprises a corner bath with overhead shower, wash basin, and toilet.

To the rear, the private garden offers lawned areas, mature planting, multiple patio spaces, potting shed, wooden shed and a greenhouse. The grounds in total extend to approximately 1 acre (STS).



Entrance Hall

Dining Room 3.35m x 3.82m (11'0" x 12'6")

Lounge 3.52m x 7m (11'6" x 23'0")

Conservatory 3.31m x 4.79m (10'11" x 15'8")

Kitchen/Breakfast Room 5.61m x 3.14m (18'5" x 10'4")

Hallway

Utility 2.99m x 2.21m (9'10" x 7'4")

W/C 2.94m x 0.84m (9'7" x 2'10")

Garage

Landing

Principal Bedroom 3.37m x 3.83m (11'1" x 12'7")

En-Suite 2.07m x 1.66m (6'10" x 5'5")

Bedroom Two 3.6m x 3.42m (11'10" x 11'2")

Bedroom Three 3.51m x 2.8m (11'6" x 9'2")

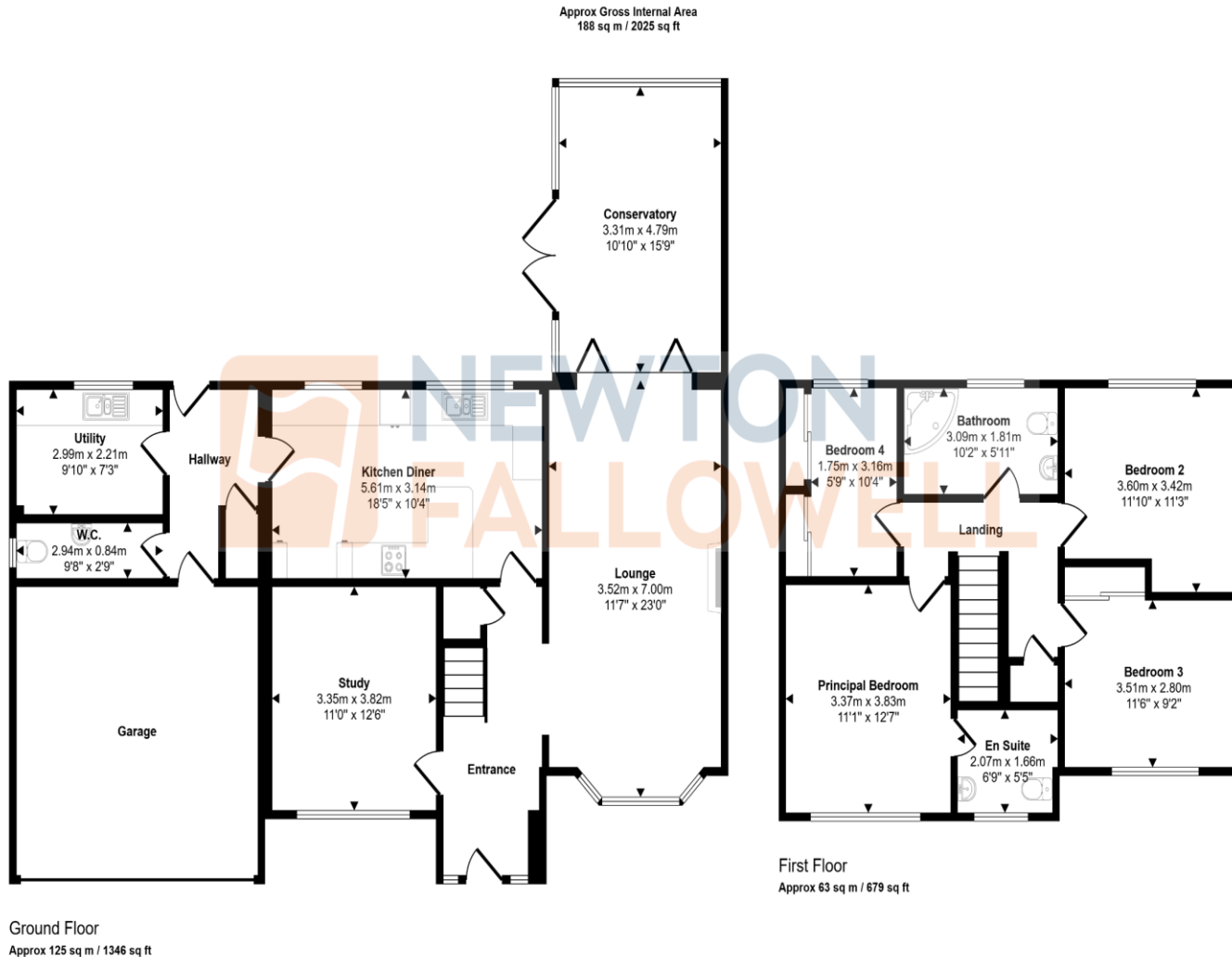
Bedroom Four 1.75m x 3.16m (5'8" x 10'5")

Bathroom 3.09m x 1.81m (10'1" x 5'11")

Potting Shed 5.56m x 1.88m (18'2" x 6'2")







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy rating and score

This property's energy rating is D. 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		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven

Council Tax Band: E

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.