



 **NEWTON
FALLOWELL**

3 Northorpe, Bourne, PE10 0HH

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3 2 2

Key Features

- Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- En-Suite To The Main Bedroom
- Downstairs W.C
- Driveway Providing Off Road Parking That leads To The Garage
- Enclosed Rear Garden
- Ideal Family Home
- EPC Rating D
- Freehold

Offers in excess of £300,000





Situated in the highly desirable village of Thurlby, this ideal three-bedroom detached family home offers generous living space in a non-estate location, within catchment for both Bourne Grammar School and Bourne Academy. Thoughtfully designed to sit on the footprint of the original cottage, the property features three reception rooms, a garage, off-road parking for multiple vehicles, an en-suite to the main bedroom, utility room, and a private, non-overlooked rear garden. The home also benefits from wheelchair-friendly ground floor access and a charming brick-bordered front garden.

Upon entering, you are welcomed by a spacious entrance hall. To the left is a generous lounge, laid to carpet and featuring an electric fireplace. Double doors lead through to a large, partially brick-built sunroom with tiled flooring and French doors that open onto the private rear garden. Adjacent to the lounge is a versatile study or dining room, also laid to carpet. To the rear of the entrance hall is a downstairs WC, and to the right is the open-plan kitchen/diner. The kitchen, laid to laminate flooring, features a bespoke wooden design with a range of wall and base-mounted units, a built-in oven, gas hob, inset sink with mixer tap, and space for freestanding appliances such as a fridge/freezer. There is also ample room for a dining table. To the right of the kitchen is a separate utility room, laid to tile, with additional units, space for a washing machine and tumble dryer, a second sink with mixer tap, and a rear door providing further access to the garden.



Upstairs, the first floor comprises three well-proportioned bedrooms — two of which are generous doubles — and a family bathroom. The principal bedroom is laid to carpet and benefits from a private en-suite shower room, mainly tiled for a modern finish. The family bathroom features a bath with overhead shower, WC, and wash basin, also predominantly tiled.

Externally, the rear garden offers a high degree of privacy, with mature borders, lawn, and a patio area. An integral door provides access to the single garage. The front of the property features a gravelled driveway with ample parking for multiple vehicles and a brick wall bordering the front garden, offering separation from the public footpath.



Entrance

Lounge 3.29m x 5.45m (10'10" x 17'11")

Conservatory

w.c 1.79m x 1.52m (5'11" x 5'0")

Dining room 3.13m x 3.24m (10'4" x 10'7")

Kitchen 3.16m x 4.11m (10'5" x 13'6")

Utility 1.85m x 2.78m (6'1" x 9'1")

Landing

Principal Bedroom 4.13m x 3.57m (13'6" x 11'8")

En Suite 1.74m x 1.94m (5'8" x 6'5")

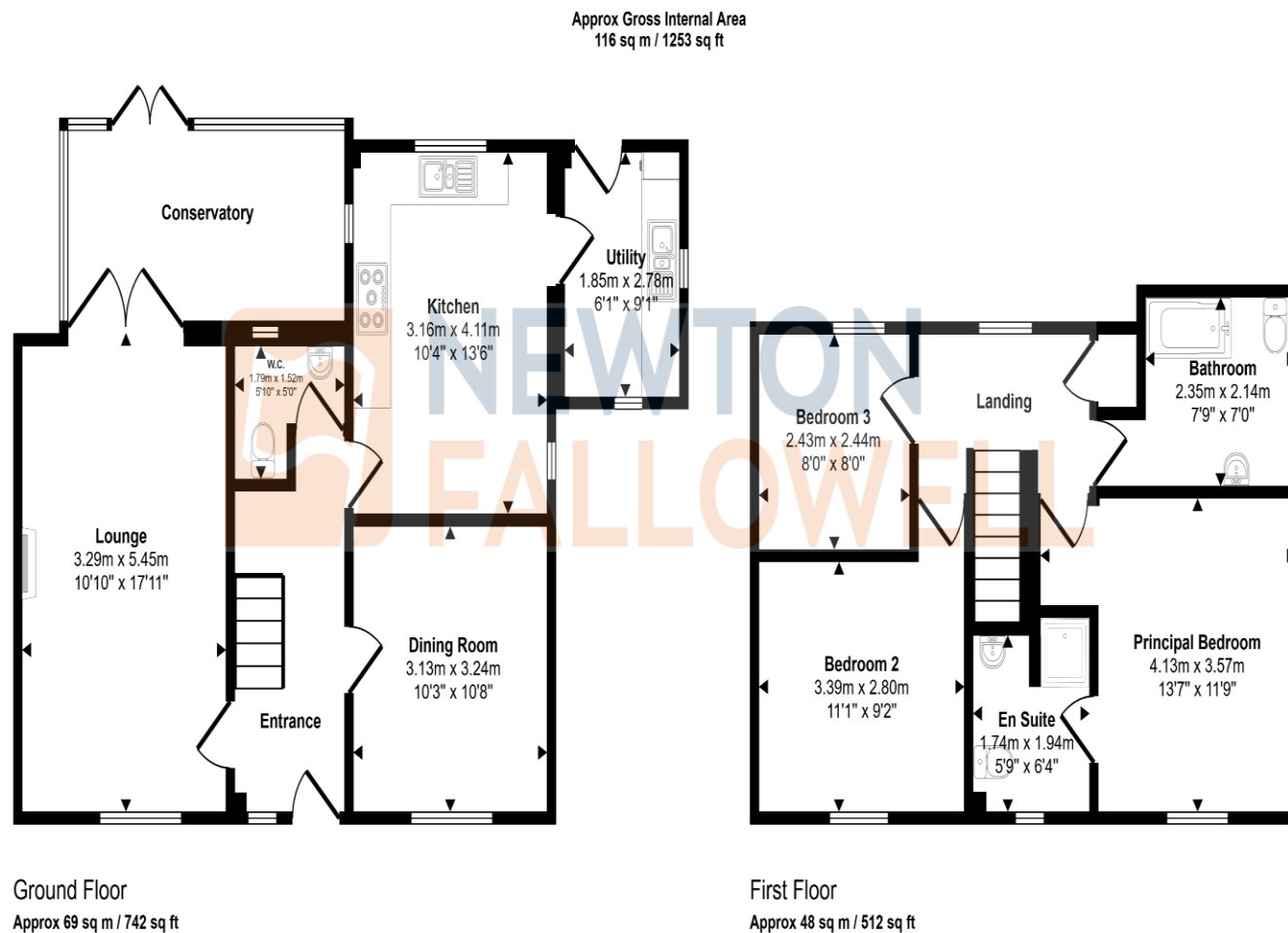
Bedroom 2 3.39m x 2.8m (11'1" x 9'2")

Bedroom 3 2.43m x 2.44m (8'0" x 8'0")

Bathroom 2.35m x 2.14m (7'8" x 7'0")







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		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.