



NEWTON
FALLOWELL

2 Priory Close, Bourne, PE10 0EF

 **NEWTON FALLOWELL**

4 3 3

Key Features

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- En-Suite To Two Bedrooms
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Double Garage
- Cul-De-Sac Position
- EPC Rating C
- Freehold

Offers In Excess Of £390,000





Tucked away in a quiet cul-de-sac in the sought-after village of Thurlby, this spacious four-bedroom detached family home offers generous living accommodation and modern finishes. The property boasts three reception rooms, a stylish kitchen with utility room, three bathrooms including two en-suites, four well-proportioned double bedrooms, a detached double garage, and ample off-road parking.

The property is arranged over two floors, entering via a porch that leads into a bright and welcoming entrance hall, flooded with natural light from a large decorative window above the staircase. To the immediate left is the downstairs cloakroom, while the spacious lounge sits to the right, featuring a beautiful bay window, feature fireplace, and double doors that open into a large family room. To the rear of the hallway, the modern kitchen offers an array of contemporary base and wall-mounted units, integrated fridge/freezer, built-in oven, gas hob, and inset sink. Off the kitchen, a separate utility room adds practicality, while a dedicated dining room sits to the right of the kitchen, providing a perfect setting for family meals or formal dining. Upstairs, the landing connects four generously sized double bedrooms. Two bedrooms benefit from their own modern three-piece en-suite shower rooms, while Bedroom 2 also features built-in wardrobes. A further three-piece family bathroom and two built-in storage cupboards complete the first floor.



Externally the property offers a well-maintained garden with mature shrubs and flower bed frames with a footpath leading to the front door. Gated side access opens into a private, enclosed rear garden, designed for low maintenance and featuring a large patio seating area bordered by decorative shrubbery. A gravel driveway leads to the detached double garage, which benefits from electric roller doors.



Entrance Porch

Downstairs W.C.

Entrance Hall

Lounge 3.38m x 5.61m (11'1" x 18'5")

Dining Room 3.39m x 2.48m (11'1" x 8'1")

Kitchen 2.25m x 3.54m (7'5" x 11'7")

Utility 2.37m x 1.92m (7'10" x 6'4")

Reception Room 5.64m x 3.72m (18'6" x 12'2")

Bedroom One 3.88m x 3.55m (12'8" x 11'7")

En-Suite To Bedroom One

Bedroom Two 3.33m x 3.62m (10'11" x 11'11")

En-Suite To Bedroom Two 1.74m x 1.93m (5'8" x 6'4")

Bedroom Three 4.32m x 2.55m (14'2" x 8'5")

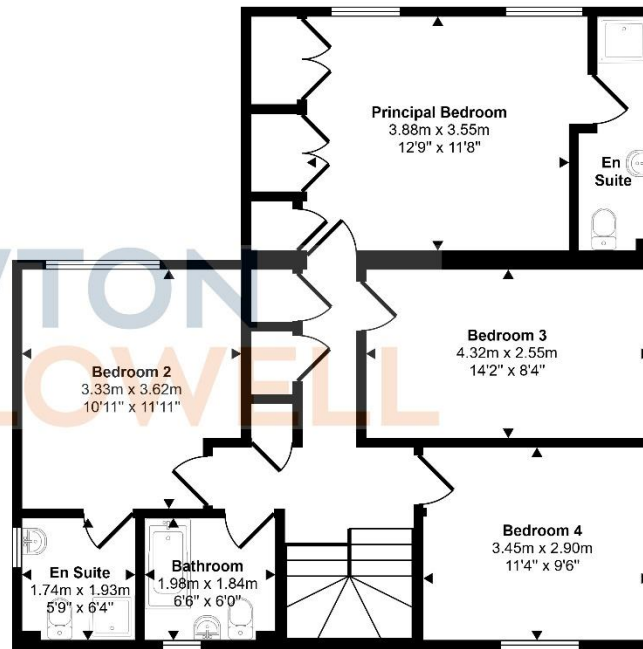
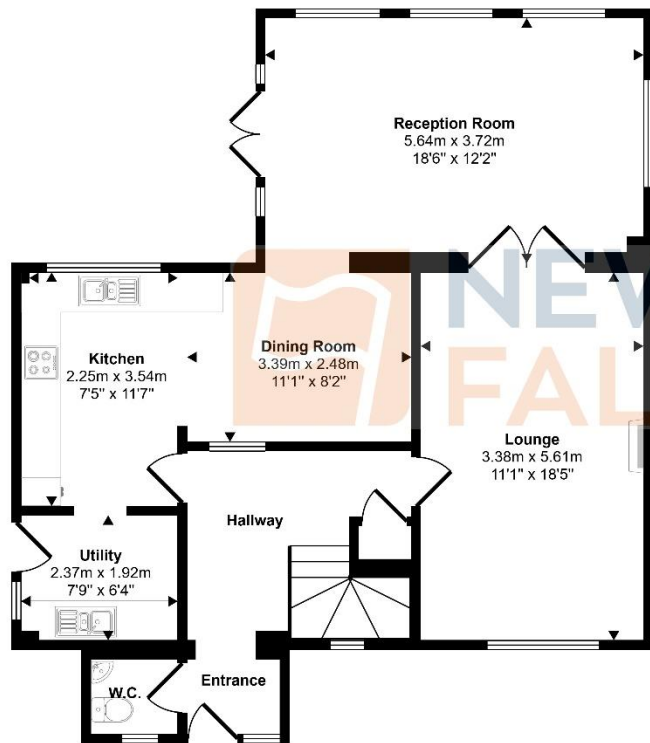
Bedroom Four 3.45m x 2.9m (11'4" x 9'6")

Family Bathroom 1.98m x 1.84m (6'6" x 6'0")





Approx Gross Internal Area
155 sq m / 1671 sq ft



First Floor
Approx 76 sq m / 822 sq ft

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 C. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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: 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 £62 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.