



11 Butterfield Gardens, Bourne, PE10 2BH

 **NEWTON FALLOWELL**

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Key Features

- Detached Family Home
- FIVE BEDROOMS
- Two Reception Rooms
- En-Suite, Bathroom and Downstairs WC
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Garage
- Kitchen/Diner into a Snug
- EPC Rating B
- Freehold

Guide price £400,000 - £425,000





Beautifully presented five-bedroom detached home located in a peaceful cul-de-sac within the sought-after market town of Bourne. This spacious and stylish property offers comfortable family living with a generous lounge, contemporary kitchen diner/snug, utility room, cloakroom, two bathrooms, five well-proportioned bedrooms, private rear garden, driveway, and integral single garage.

The accommodation is set across two floors, beginning with an inviting entrance hall which offers great flow downstairs. To the front of the home is a bright and expansive living room, ideal for relaxing or entertaining. Towards the rear, the modern open-plan kitchen diner/snug boasts ample unit space, integrated appliances such as fridge/freezer dishwasher and wine cooler with a breakfast bar useable in the kitchen space, and French doors that seamlessly connect the indoors to the garden. Just off the kitchen, you'll find a convenient utility room and access to the downstairs WC in the entrance hall.

Upstairs, a central landing links five good-sized bedrooms and a stylish family bathroom. The primary bedroom enjoys the added luxury of its own en suite shower room.

Externally, the property benefits from a driveway providing off-street parking and access to the single garage. The front garden is attractively landscaped with easy-care planting. Gated side access leads to the enclosed rear garden, which features a spacious patio seating area and a easy to maintain astro turf garden, perfect for outdoor entertaining.





Entrance Hall

Lounge 5.25m x 2.9m (17'2" x 9'6")

Kitchen Diner/Snug 3.77m x 8.08m (12'5" x 26'6")

Downstairs WC 1.55m x 0.92m (5'1" x 3'0")

Utility Room 1.55m x 2.46m (5'1" x 8'1")



Landing

Principal Bedroom 3.51m x 3.19m (11'6" x 10'6")

En-suite 1.33m x 2.15m (4'5" x 7'1")

Bedroom Two 5.45m x 2.73m (17'11" x 9'0")

Bedroom Three 4.01m x 3.08m (13'2" x 10'1")

Bedroom Four 3.13m x 2.63m (10'4" x 8'7")

Bedroom Five 2.32m x 2m (7'7" x 6'7")

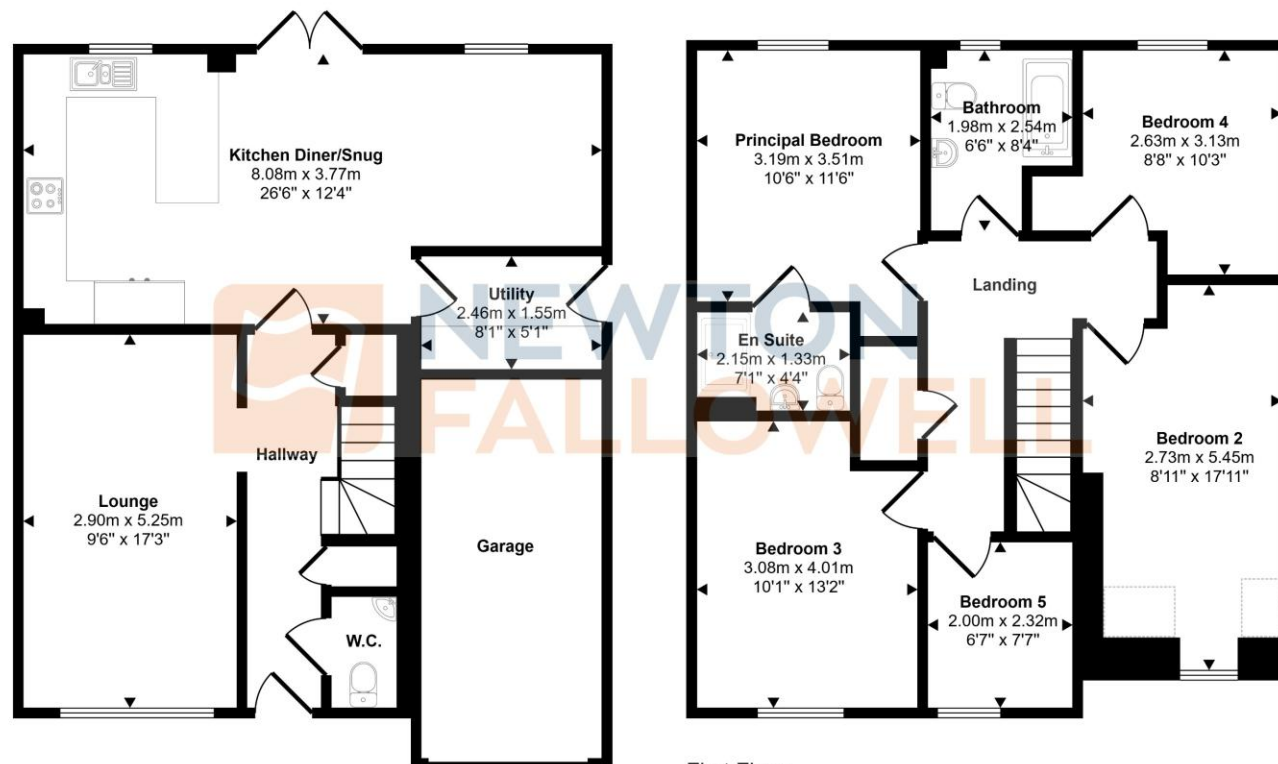
Bathroom 2.54m x 1.98m (8'4" x 6'6")

Garage





Approx Gross Internal Area
149 sq m / 1601 sq ft



Ground Floor
Approx 76 sq m / 814 sq ft

First Floor
Approx 73 sq m / 787 sq ft

Denotes head height below 1.5m

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.

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.



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