



**FOR
SALE**

 **NEWTON
FALLOWELL**

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newtonfallowell.co.uk

22b Austerby, Bourne, PE109JG

 **NEWTON FALLOWELL**

4 2 4

Key Features

- Detached Family Home
- FOUR DOUBLE BEDROOMS
- Four Reception Rooms
- En-Suite, Bathroom and Downstairs WC
- Beautifully Presented & Extended
- Driveway Providing Off Road Parking That leads To The Integral Garage
- Newly Fitted Upgraded Bolier (2 years old)/ Air Conditioning to Lounge
- EPC Rating C
- Freehold

Guide price £475,000 - £500,000





We are delighted to present this exceptional four-bedroom detached family home, ideally located just a short walk from the highly sought-after Bourne Grammar School and the vibrant town centre. Beautifully extended and finished to an outstanding standard, this home offers generous, flexible living spaces designed with modern family life in mind. The spacious lounge features a charming woodburning stove, air-conditioning for year-round comfort, and stunning bifold doors that open seamlessly onto the garden.

A cosy snug or playroom sits just off the lounge, providing a great space for children or relaxation, while a front-facing home office offers privacy for remote working. The impressive open-plan kitchen is a true showstopper, designed for both everyday living and entertaining. Distinct areas for cooking, dining, and relaxing are enhanced by roof lights that flood the space with natural light. A second woodburning stove adds warmth and character, while additional bifold doors extend the space into the beautifully landscaped garden. The kitchen is finished to a superb standard, featuring high-end Smeg appliances, oak worktops and extensive storage. A practical utility room provides further storage along with a WC, sink, and space for laundry appliances.

Upstairs, you'll find four tastefully presented bedrooms. The principal bedroom features a panelled wall and enjoys views over the rear garden and benefits from a stylish ensuite shower room. The remaining three bedrooms are served by a modern family bathroom complete with a bath, shower over, pedestal basin, and WC.

Outside, the large gravel driveway provides ample off-street parking for several vehicles and leads to a garage with an electric door and convenient internal access to the lounge. The private rear garden has recently been landscaped and offers a mixture of patio and lawn areas.

In summary, this stunning home offers the perfect blend of style, space, and location. With excellent access to top-rated schools, local amenities, and the town centre just a short walk away, it's an outstanding choice for growing families seeking comfort and convenience in one of Bourne's most desirable areas.





Entrance Hall

Lounge 5.55m x 5.91m (18'2" x 19'5")

Kitchen 3.28m x 5.25m (10'10" x 17'2")

Dining Room 3m x 5.08m (9'10" x 16'8")

Snug 4.55m x 3.73m (14'11" x 12'2")

Study 2.94m x 2.22m (9'7" x 7'4")

Downstairs WC 1.65m x 2.23m (5'5" x 7'4")

Landing

Principal Bedroom 3.83m x 3.38m (12'7" x 11'1")

En-suite 1.94m x 2.1m (6'5" x 6'11")

Bedroom Two 4.3m x 2.7m (14'1" x 8'11")

Bedroom Three 3.71m x 2.14m (12'2" x 7'0")

Bedroom Four 2.3m x 2.84m (7'6" x 9'4")

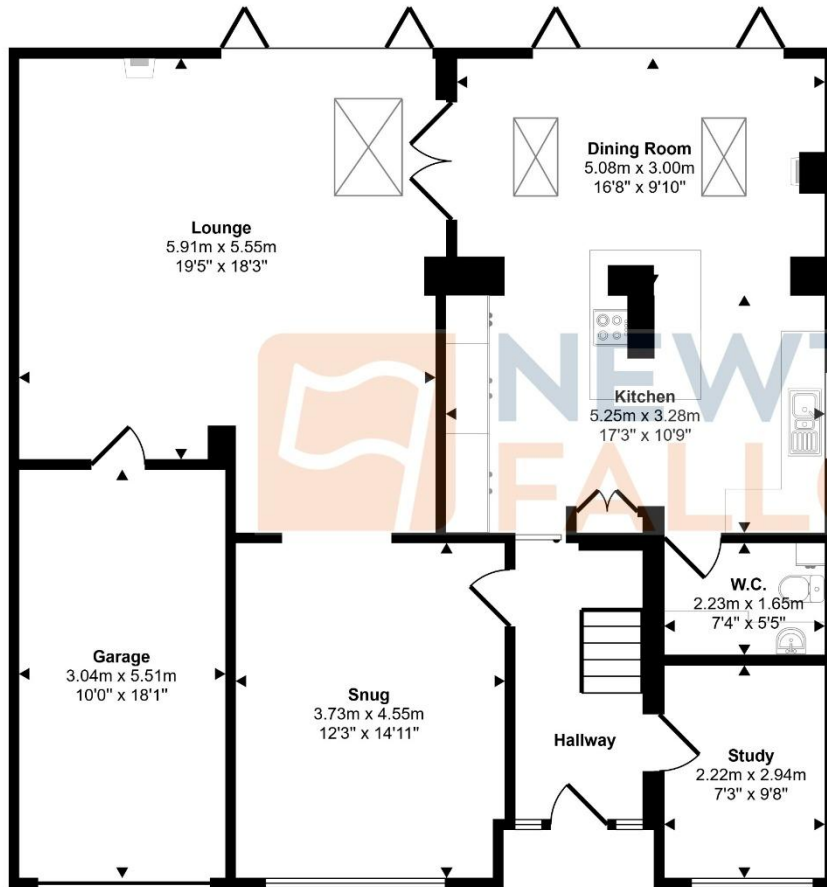
Bathroom 2.27m x 2.23m (7'5" x 7'4")

Garage 5.51m x 3.04m (18'1" x 10'0")

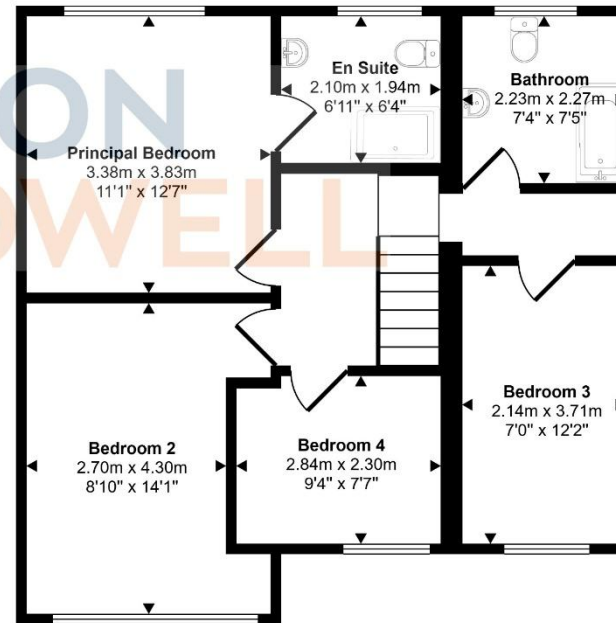




Approx Gross Internal Area
187 sq m / 2013 sq ft



Ground Floor
Approx 125 sq m / 1346 sq ft



First Floor
Approx 62 sq m / 667 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.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

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.



SCAN ME