



14 Nene Close, Bourne, PE10 0YN

 **NEWTON FALLOWELL**

4 3 2

Key Features

- FOUR DOUBLE BEDROOMS
- Detached Family Home
- DOUBLE GARAGE & Ample Off-Road Parking
- Modern Two Year Old Kitchen Diner
- Generous Living Room & Separate Study
- TWO En-Suites, Family Bathroom & Downstairs WC
- Impressive Rear Garden
- EPC Rating B
- Freehold

£460,000





Situated down a tranquil cul-de-sac just a short walk from the centre of Bourne sits this extensive FOUR BEDROOM detached family home. The property enjoys an abundance of accommodation, to include an impressive open kitchen diner, generous living room, separate study, downstairs WC, four DOUBLE bedrooms, TWO en-suites, and a modern family bathroom. The property also benefits from its detached DOUBLE garage, ample off-road parking, and extensive rear garden.

Upon entering the property, you are welcomed by a wide and inviting entrance hall, which immediately sets the tone for the space and offers access to a convenient downstairs WC. To your left, you are drawn into the showpiece of the home—an impressive, fully re-modelled kitchen diner, completed just two years ago and finished to an exceptional standard. This contemporary space boasts a bespoke fitted kitchen, featuring twin ovens, an integrated fridge freezer, integrated washing machine, integrated dishwasher, and a sleek induction hob, all beautifully enhanced by premium quartz work surfaces and coordinating splashbacks. Designed with both style and practicality in mind, the kitchen provides outstanding storage and generous worktop space, making it ideal for cooking, dining, and entertaining.

Central to the property is a separate reception room, currently used by the owners as a playroom but equally suitable as a home office. Opposite the entrance hall, a spacious 6.5m living room is found, offering French doors that overlook the rear garden.

To the first floor, the landing separates four well-balanced double bedrooms and a modern three-piece family bathroom. The two largest bedrooms further benefit from en-suite shower rooms and built-in wardrobes.

Outside, the property enjoys ample off-road parking alongside a detached double garage, providing excellent convenience and storage. Gated side access leads you to the impressive east-facing rear garden, beautifully designed with multiple seating areas, a charming summer house included with the sale, and mature, well-tended borders that offer both colour and privacy. With so much to admire both inside and out, we highly recommend arranging a viewing at your earliest opportunity to fully appreciate all this exceptional home has to offer. This property also benefits from owned solar panels, providing a fantastic advantage for any future homeowner. As the panels are fully owned you can enjoy the direct financial benefits. This eco-friendly addition not only lowers running expenses but also enhances the home's overall appeal and sustainability, making it an even more attractive long-term investment.





Entrance Hall

Lounge 6.51m x 3.53m (21'5" x 11'7")

Kitchen Diner 6.56m x 4.76m (21'6" x 15'7")

Study/Play Room 2.56m x 3.25m (8'5" x 10'8")

Downstairs WC 1.72m x 1.13m (5'7" x 3'8")

Landing

Principal Bedroom 3.46m x 3.98m (11'5" x 13'1")

En-suite 1.69m x 2.06m (5'6" x 6'10")

Bedroom Two 2.88m x 4.79m (9'5" x 15'8")

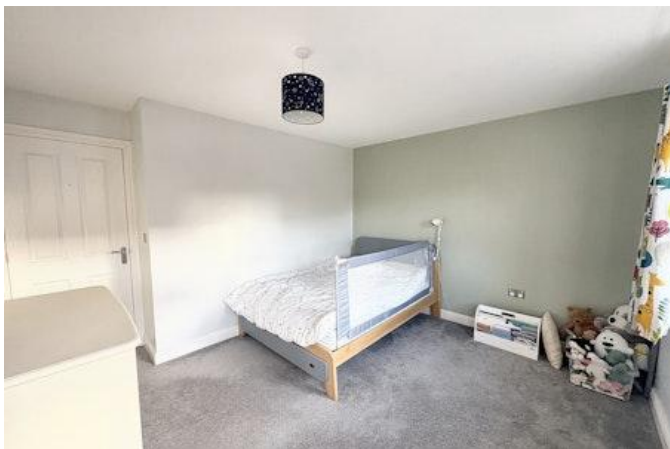
En-suite 1.9m x 2.39m (6'2" x 7'10")

Bedroom Three 3.18m x 3.58m (10'5" x 11'8")

Bedroom Four 3.16m x 2.65m (10'5" x 8'8")

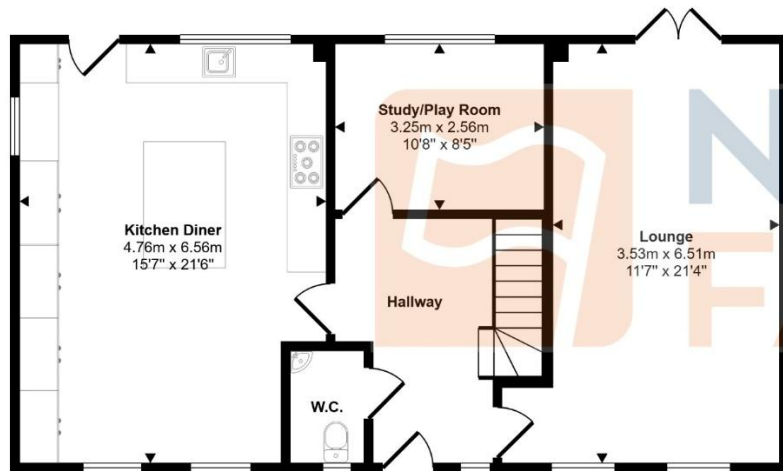
Bathroom 1.75m x 2.17m (5'8" x 7'1")

Double Garage 5.79m x 5.29m (19'0" x 17'5")

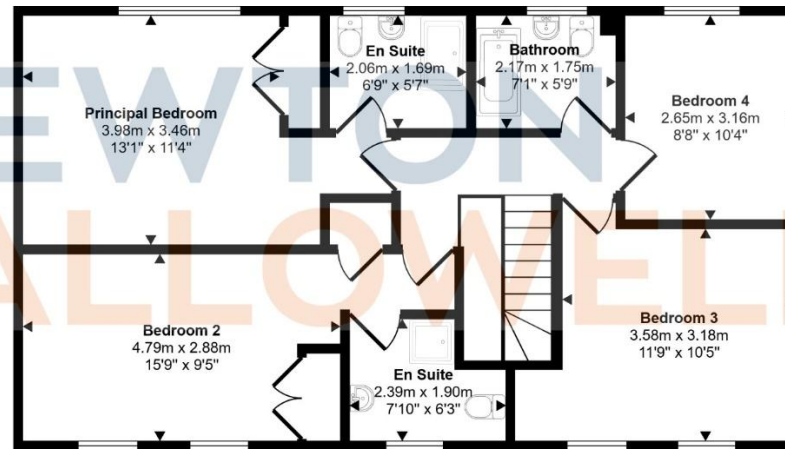




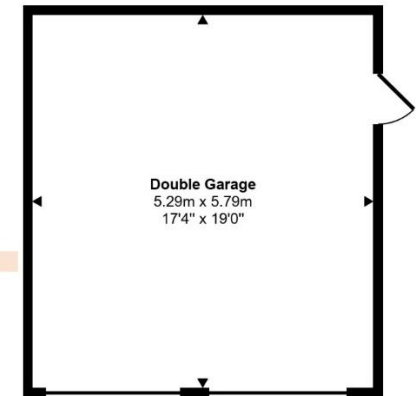
Approx Gross Internal Area
185 sq m / 1992 sq ft



Ground Floor
Approx 77 sq m / 833 sq ft



First Floor
Approx 77 sq m / 830 sq ft



Garage
Approx 31 sq m / 330 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: 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.



SCAN ME