



2 North Drove, Twenty, Bourne, PE10 0BH

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Character Property
- Private Front and Rear Garden
- Modern Shower Room
- Driveway Providing Off Road Parking
- EPC Rating E
- Freehold

£325,000





Positioned in a rural location on the outskirts of Bourne, in the small village of Twenty, this detached three-bedroom home sits on a generous plot with open field views in all directions. Blending original features with comfortable living, the property offers three bedrooms, two reception rooms, and extensive driveway parking.

The entrance hall has stairs directly ahead and provides access to the dining room on the right. The dining room enjoys a front-aspect window and an archway at the rear leading through to the kitchen. The kitchen features wooden base and wall units, ample worktop space, an inset sink, and room for a freestanding dishwasher. To the left of the kitchen is the generously sized lounge, which includes decorative brickwork surrounding the gas fire. To the right of the kitchen is a useful storeroom and pantry, which leads through to a dedicated utility room. The utility room is fitted with matching wooden base units, an inset sink and worktops and provides space for freestanding appliances such as a washer and dryer. Adjacent to the utility room is a WC, and an additional store room.

The first-floor accommodation comprises three well-proportioned bedrooms, each benefitting from attractive views. A centrally positioned landing provides access to a modern shower room, fitted with a walk-in tiled shower with glass screen, handrail, washbasin, and WC.

Externally, the property is approached via a large gravel driveway providing ample parking for multiple vehicles. The beautifully maintained front garden features mature borders and lawned areas.

Entrance Hall

Lounge 3.91m x 3.8m (12'10" x 12'6")

Dining Room 3.91m x 2.7m (12'10" x 8'11")

Kitchen 2.44m x 4.93m (8'0" x 16'2")

Hallway 1.42m x 2.39m (4'8" x 7'10")

Utility Room 3.8m x 2.27m (12'6" x 7'5")

Pantry 2.44m x 1.81m (8'0" x 5'11")

Storage Room 2.44m x 1.23m (8'0" x 4'0")

Landing

Principal Bedroom 3.96m x 4.31m (13'0" x 14'1")

Bedroom Two 3.9m x 3.06m (12'10" x 10'0")

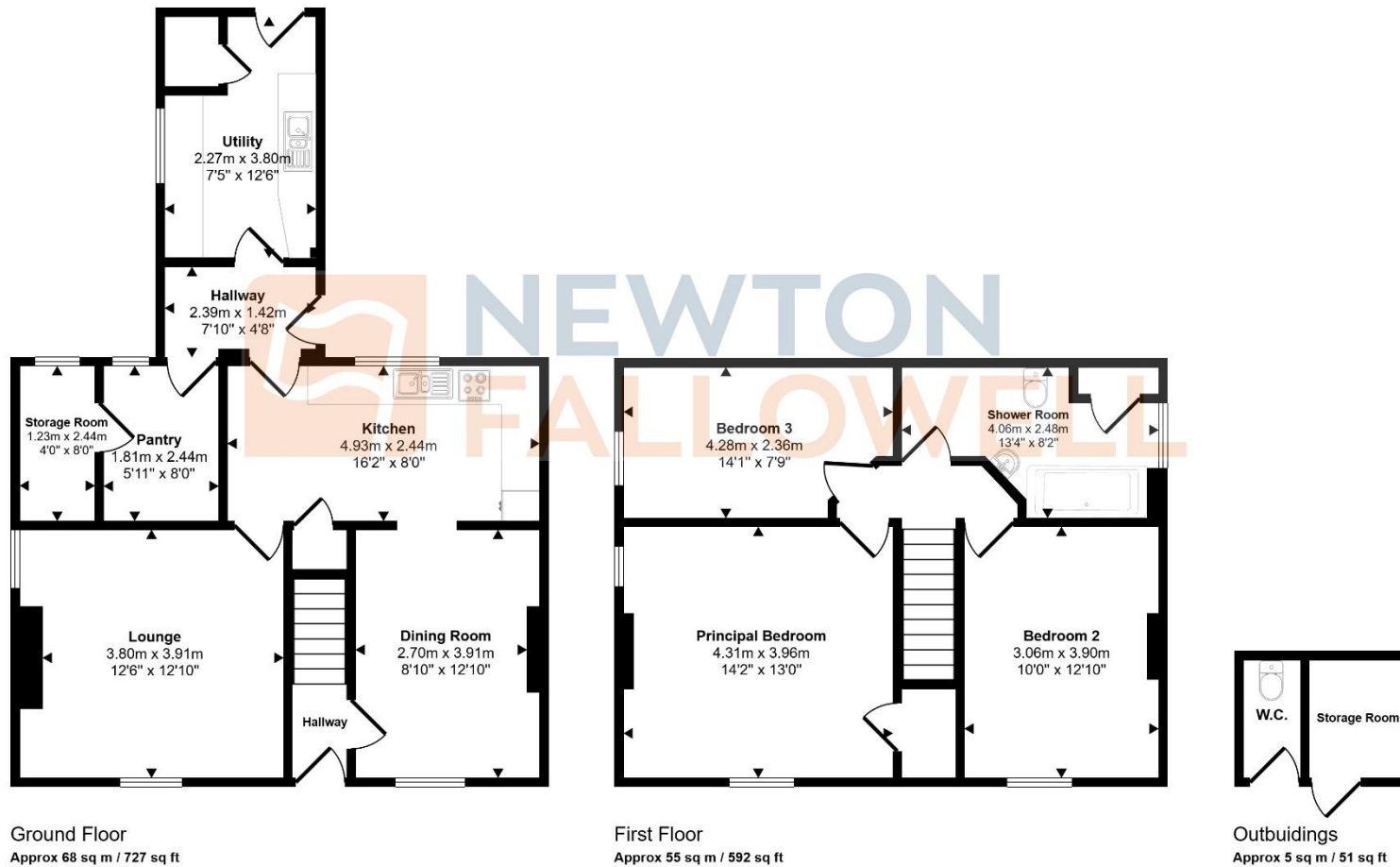
Bedroom Three 2.36m x 4.28m (7'8" x 14'0")

Shower Room 2.48m x 4.06m (8'1" x 13'4")

WC

Storage Room

Approx Gross Internal Area
127 sq m / 1371 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.



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